



City of San Marcos

Special Meeting Historic Preservation Commission April 23, 2020, 5:45 PM

The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.

Due to COVID-19, this will be a virtual meeting. For more information on how to observe the virtual meeting, please visit:

<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

I. CALL TO ORDER

II. ROLL CALL

- III. 30 MINUTE CITIZEN COMMENT PERIOD:** *Persons wishing to comment during the citizen comment period must submit their written comments to planninginfo@sanmarcostx.gov no later than **1:00 p.m.** on the day of the meeting. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.*

MINUTES

1. Consider approval, by motion, of the March 5, 2020 regular meeting minutes.

PUBLIC HEARINGS

Interested persons may join and participate in any of the public hearing items (2-7) by:

- 1) *Sending written comments, to be read aloud*; or*
- 2) *Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on*.*

Written comments or requests to join in a public hearing must be sent to planninginfo@sanmarcostx.gov no later than **1:00 p.m. on the day of the hearing. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. Any additional information regarding this virtual meeting may be found at the following link: <https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>*

2. **HPC-20-05 (1104 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Laura Albert to allow the replacement of the wood picket fence along the Hopkins Street right-of-way.
3. **HPC-20-09 (617 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Patrick LeGrevellec to allow the demolition and replacement of the existing detached, two-car garage located at the rear of the property.
4. **HPC-20-10 (227 North Mitchell Avenue)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Brian Bailey, on behalf of Eleanor B. Crook, to allow the installation of a rainwater collection system on the property.
5. **HPC-20-11 (1122 Belvin Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Dane Hebert to allow the replacement of the windows which can be seen from the right-of-way and allow replacement of a portion of the siding on the property.
6. **HPC-20-12 (810 West San Antonio Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by David Taylor to allow the replacement of the existing corrugated metal roof with a standing seam metal roof for the property.
7. **627 McKie Street Demolition Request (Permit #2020-31314).** Hold a public hearing and consider the 90-day demolition delay period and discuss alternatives to demolition and methods for potential preservation of historic character of the property.

DISCUSSION ITEMS

8. Updates from staff on the following items:
 - a. National Preservation Month workshop or open house
 - b. Downtown Design Guidelines and Architectural Standards
 - c. Local landmark initiative letter of interest

IV. FUTURE AGENDA ITEMS

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *(No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.)*

V. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VI. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov.

For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer and Planner at 512.393.8232 or abrake@sanmarcostx.gov.



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, March 5, 2020

5:45 PM

City Council Chambers

I. Call To Order

With a quorum present the regular meeting of the San Marcos Historic Preservation Commission was called to order at 5:45 p.m. on Thursday, March 5, 2020 in the City Council Chambers, City Hall, 630 East Hopkins Street, San Marcos, Texas.

II. Roll Call

Present 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy
Absent 1 – Commissioner Meyer

III. 30 Minute Citizen Comment Period:

No one spoke. Vice Chair Dake closed the Citizen Comment Period.

ELECTION OF OFFICERS

1. Consider approval, by motion, of the Historic Preservation Commission Chair.

A motion was made by Commissioner Dake, seconded by Commissioner Arlinghaus to nominate Commissioner Perkins as Chair of the Historic Preservation Commission. The motion carried by the following vote:

For: 4 – Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy
Against: 0
Abstain: 1 - Commissioner Perkins
Absent: 1 - Commissioner Meyer

2. Consider approval, by motion, of the Historic Preservation Commission Vice Chair.

A motion was made by Commissioner Perkins, seconded by Commissioner Holder to nominate Commissioner Dake as Vice Chair of the Historic Preservation Commission.. The motion carried by the following vote:

For: 4 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy

Against: 0
Abstain: 1 - Commissioner Dake
Absent: 1 – Commissioner Meyer

MINUTES

3. Consider approval, by motion, of the February 6, 2020 regular meeting minutes.

A motion was made by Commissioner Holder, seconded by Commissioner Dake to approve the minutes as submitted. The motion carried by the following vote:

For: 4 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, and Commissioner Kennedy
Against: 0
Abstain: 1 – Commissioner Arlinghaus
Absent: 1 - Commissioner Meyer

PUBLIC HEARINGS

4. HPC-20-05 (1104 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Laura Albert to allow the replacement of the wood picket fence around the property.

Chair Perkins opened the public hearing.

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines and the Secretary of the Interior Standards for Rehabilitation as well as the San Marcos Development Code and recommended approval of the request as submitted.

Laura Albert, applicant, 1104 West Hopkins Street, explained the reason they were requesting to replace the fence with a cedar fence is that fence has rapidly deteriorated in the eight years they have lived in the house. She explained that they were having a difficult time finding the same gothic pickets which is why they were requesting the dog eared pickets. Mrs. Albert stated that they are open to either painting or staining the new fence white so that it mirrored the existing fence.

Amy Meeks, stated that she lived in Willow Creek but did not give address, said that she loved the house calling it a jewel of the Hopkins Street Historic District. She said that she was glad to hear that the applicant was open to painting the fence white as Ms. Meek's stated that added to the character of the property. She stated that she was fine with a dog eared picket.

Kama Davis, 1312 Perkins Street, echoed the sentiments of Ms. Meeks. She also felt it was important to keep the fence white as it added to the culture.

Diana Baker, 727 Belvin Street, stated that painting the fence white was the best thing to do but added that it would be hard to do.

There were no further questions and Chair Perkins closed the public hearing.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder to postpone consideration of the portion of the picket fence that faces the Hopkins Street right-of-way in order for the applicant to research a gothic picket and approve replacement of the remainder of the fence that surrounds the property as submitted as that portion met the criteria of the San Marcos Development Code [Chapter 7, Article 2, Division 6] and is consistent with the Historic Design Guidelines [Section C.3.2.4(F) and Section C.3.2.5(E)(6)] and Secretary of the Interior's Standards for Rehabilitation [Standards Number 9 and Number 10]. The motion carried by the following vote:

For: 4 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy
Against: 0
Recused: 1 – Commissioner Dake (recused herself to avoid the appearance of impropriety as she owns property within the 400' notification buffer)
Absent: 1 - Commissioner Meyer

5. HPC-20-06 (704 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Matt Akins to allow the installation of an on-premises attached wood wall sign on the property.

Vice Chair Dake opened the public hearing.

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines as well as the San Marcos Development Code and recommended approval of the request as submitted. She stated that one response in opposition had been received and that it was at the dais.

No one in favor or in opposition spoke. The applicant was available for questions. There were no further questions and Vice Chair Dake closed the public hearing. The Commission thanked Mr. Akins for being consistent in bringing requests forward to them.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder to approve the request as it met the criteria of the San Marcos Development Code (Section 7.3.3.1) and is consistent with the Historic Design Guidelines (Article 4, Appendix C, San Marcos Design Manual) with the following condition:

1. The sign is located as shown on the slide during the staff's presentation at the meeting: to the right of the front door, between the door and the window on the front porch.

The motion carried by the following vote:

For: 4 – Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy
Against: 0
Recused: 1 – Commissioner Perkins (recused himself to avoid the appearance of impropriety as a person related to him in the first degree owns property

within the 400' notification buffer)
Absent: 1 - Commissioner Meyer

- 6. HPC-20-07 (400 Centre Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Chance Sparks to allow various exterior renovations including, but not limited to, replacement of the doors and roof of the property.**

Chair Perkins opened the public hearing.

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines and the Secretary of the Interior Standards as well as the San Marcos Development Code and recommended approval of the request as submitted.

Chance Sparks, applicant, 126 South Mitchell Street, explained that the exterior renovations were part of a comprehensive plan to renovate the home. He stated that he did not want to mimic what was there historically but bring it back to some semblance of what it once was.

Luke M. (last name hard to understand), stated he lived across the street from the property and that he was in favor of what Mr. Sparks was proposing.

There were no further questions and Chair Perkins closed the public hearing.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder to approve the request as it met the criteria of the San Marcos Development Code [Section 4.5.2.1(I)(1)] and is consistent with the Historic Design Guidelines (Section C.1.2.4, Section C.3.2.6, Section C.3.3.4, and Section C.3.3.6) and the Secretary of the Interior Standards (Standards Number 9 and Number 10). The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Meyer
Against: 0
Absent: 1 - Commissioner Meyer

DISCUSSION ITEMS

- 7. Potential expansion of the local Downtown Historic District, including expansion of National Register of Historic Places district, and provide direction to staff.**

The Commission provided direction for staff to bring potential workshop dates and venues to their meeting in April. They were agreeable to have the workshop/open house in May to celebrate help Preservation Month. They suggested an evening or Saturday event and suggested staff check with the Heritage Association of San Marcos and the Hays County Historical Commission to see if there would be events for Preservation Month they would be hosting that the City could possibly team up on.

8. Potential workshop dates for Commissioner training.

The Commission provided direction to staff regarding dates for training. The date of March 24th was chosen. Staff will partner with the THC's CLG program to schedule a training workshop for the HPC. Topics that will be covered include but not limited to the following: ethics, local historic preservation ordinance, the role of the Commission. A suggestion was made to contact the National Alliance of Preservation Commissions to see if they could assist in training.

9. Update from staff on the local landmark initiative letter of interest.

Staff gave an update on the item. The Commission suggested that the property owners that were sent letters be included in the invitation to the May workshop/open house where potential district expansion and landmarking would be discussed.

FUTURE AGENDA ITEMS

None.

Questions and Answer Session with Press and Public.

None.

THERE BEING NO FURTHER BUSINESS, CHAIR PERKINS DECLARED THE MEETING ADJOURNED AT 7:12 P.M.

Ryan Patrick Perkins, Chair

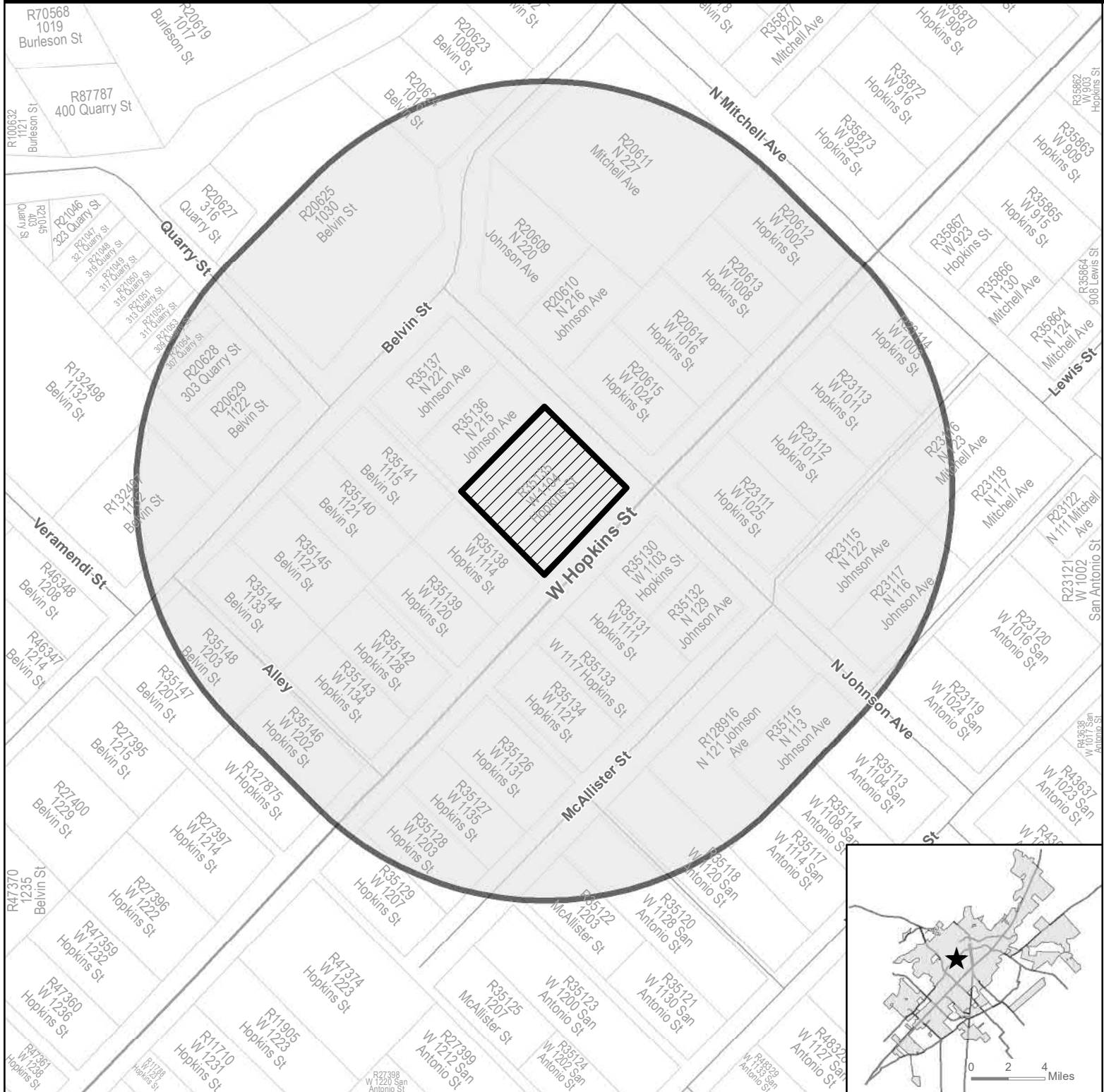
ATTEST:

Alison Brake, Historic Preservation Officer and Planner

HPC-20-05

400' Notification Buffer

COA - 1104 West Hopkins Street (Fence)



★ Site Location

▨ Subject Property

■ 400' Buffer

□ Parcel

■ City Limit



0 100 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 2/12/2020



Staff Report
Historic Preservation Commission
HPC-20-05

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: April 23, 2020

Applicant Information:

Applicant: Laura Albert
1104 West Hopkins Street
San Marcos, TX 78666

Property Owner/Manager: Same (Laura and James Albert)

Public Hearing Notice:

Mailed: April 10, 2020

Response: None as of report date.

Subject Property:

Location: 1104 West Hopkins Street
Historic District: Hopkins Street
Stylistic Influence: Neoclassical / Beaux Arts
Date Constructed: Ca. 1908 (*My Historic SMTX*)
Priority Level: High (*My Historic SMTX*); Contributing to Hopkins Street District
Listed on NRHP: Yes (1983)
RTHL: Yes – Augusta Hofheinz House (1992)

Applicant Request:

To allow replacement and relocation of the gothic picket fence around the property.

Staff Recommendation:

- ☒ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located on West Hopkins Street, at the intersection of North Johnson Street in the Hopkins Street Historic District (“EXHIBIT A”). The elaborate Neoclassical/Beaux Arts-style residence was evaluated in the recent *My Historic SMTX* with a high preservation priority level (“EXHIBIT B”). High priority properties are those resources that have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as potentially National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts.

This particular property is listed on the NRHP and is a Recorded Texas Historic Landmark (RTHL). Its historic name is the Augusta Hofheinz House and it was constructed for Augusta Hofheinz, the widow of David Hofheinz, the owner of the Hofheinz Hotel (was located behind the First National Bank building on East San Antonio Street). The NRHP Inventory Nomination Form is included as "EXHIBIT C".

Photographs of the property from My Historic SMTX are below:





The applicant's original request was to replace the existing gothic pickets with dog eared pickets as well as to relocate the portion of the fence that runs adjacent to West Hopkins Street six feet closer to the curb, placing the fence in alignment with the edge of the front porch. At the March 5, 2020 regular meeting of the Historic Preservation Commission, consideration of the applicant's request was postponed by the Commission in order for the applicant to determine whether or not they could easily obtain gothic pickets. After speaking with their fence contractor, the applicants will be able to obtain the gothic pickets. Any repair of a feature with like material does not require a Certificate of Appropriateness. However, as their request is also to relocate this portion of the fence, which is considered a change in outer appearance and does require a Certificate of Appropriateness.

Maintaining the integrity and character of the home is paramount as it is listed on the NRHP and is a RTHL. Section C.3.2.4(F) of the Historic District Design Guidelines state that fences help to define the "walls" of continuity within a neighborhood. Staff finds that moving the wooden picket fence six feet towards the street, aligning with the edge of the front porch, will not affect the wall of continuity along Hopkins Street. The proposed fence will still be set at or behind the front setback which is recommended by the Section C.3.2.5(E)(6). Staff finds the request consistent with the Secretary of the Interior's Standards for Rehabilitation ("EXHIBIT E") Standard #9 which states: *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property."* and Standard #10 which states: *"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* Replacing and moving the existing wooden picket fence will not impair the essential form and integrity of the property.

The CLG Program requires staff to monitor and report any actions affecting RTHLs in the City. Staff notified the Texas Historical Commission about the proposal to replace and move the fence. The THC responded that unless the RTHL mentions the site surrounding the main building, they have no review authority if the fence does not touch the historic property.

Staff finds that the request to replace the wooden fence on the property is consistent with the Historic District Design Guidelines [Sections C.3.2.4(F) and C.3.2.5(E)(6)] and the Secretary of the Interior's Standards for Rehabilitation [Standards 9 and 10]. Therefore, staff concludes that the request will have no negative effect on the historical, architectural, or cultural character of the historic district, and recommends **approval as submitted**.

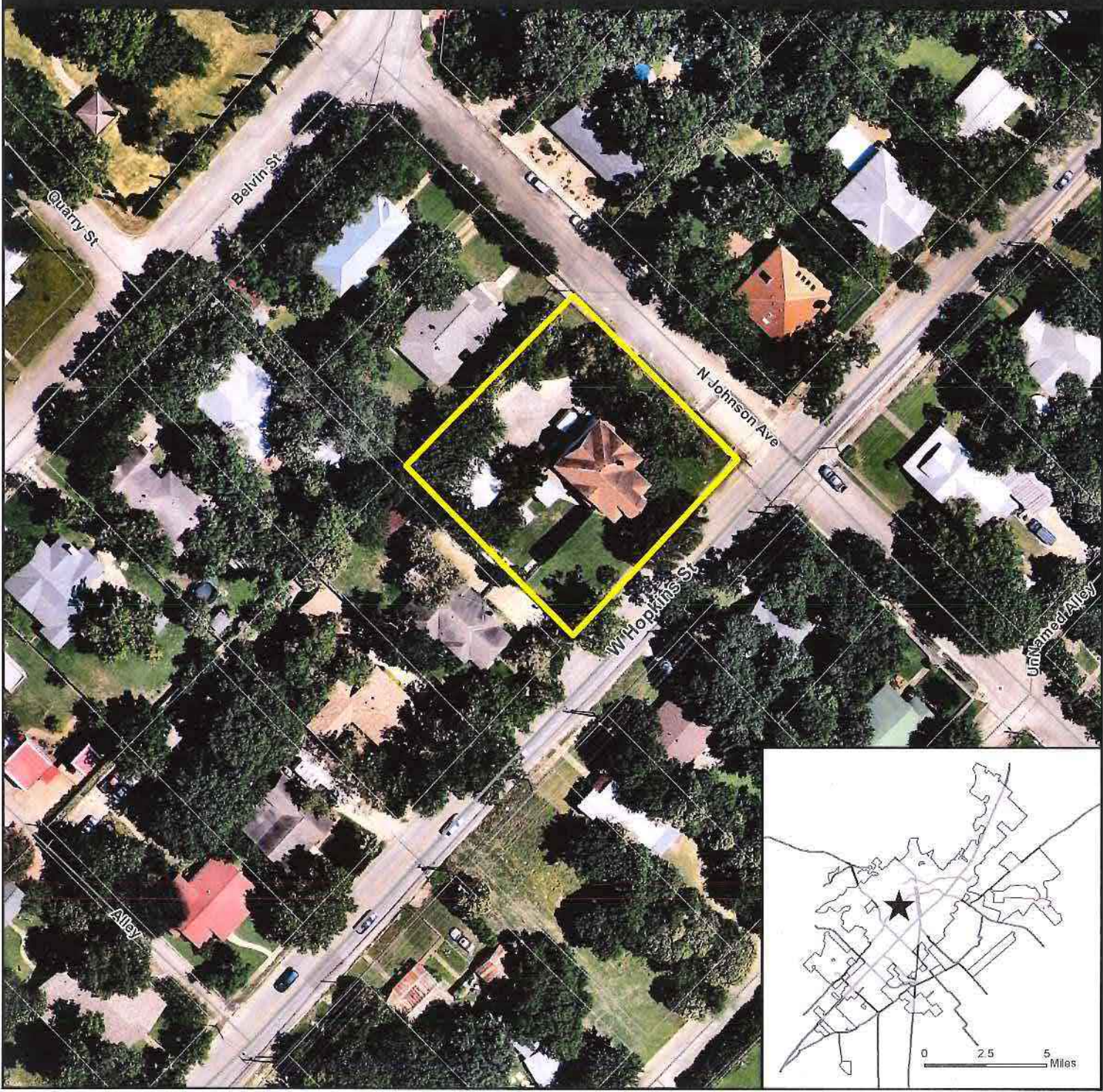
EXHIBITS

- A. Aerial Map
- B. Historic Resources Survey Form from *My Historic SMTX*
- C. 1983 National Register of Historic Places Inventory Nomination Form
- D. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)
- E. Secretary of the Interior's Standards for Rehabilitation

HPC-20-05

Aerial View

Fence COA - 1104 West Hopkins Street



★

Site Location

Subject Property

Parcel

City Limit

N

0 50 100 200

Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 2/11/2020

Doc. mstr: Path: G:\Planning & Development\HPC Staff Reports\2020\HPC-20-05 - 1104 West Hopkins St - Fence COA\HPC-20-05 Aerial Map.mxd

TEXAS HISTORICAL COMMISSION

Historic Resources Survey Form

Local Id: R35135a

City: SAN MARCOS

Block: 1100

Project #: 00046

County: Hays

Address No: 1104

Street Name: W HOPKINS ST

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Augusta Hofheinz House

Owner Information Name: ALBERT JAMES WILLIAM & LAURA ANNE

Address: 1104 W HOPKINS

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.876383 Longitude: -97.952792 Parcel Id Phase 2

Legal Description (Lot/Block): S F MCALLISTER ADDN 33-148 LOT 1-2 BLK 7 GEO#331980744180

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Hopkins Street Local Historic District

Current Designations: ☐ NR District☐ NHL ☒ NR ☒ RTHL ☒ OTHM ☐ HTC ☐ SAL ☒ Local ☐ Other Is property contributing? ☒

Architect: Horace Leffingwell (contractor)

Builder: Mead & Eastwood Lumber Co.

Construction Date: 1908

Source: OTHM, BR Nom

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 2/1/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Elaborate 1908 Neoclassical/Beaux Arts-style residence with massive Corinthian columns; original wood siding, wood windows, transom at front entrance; gabled inset balcony with Corinthian columns in attic; side addition with screened porch; constructed for Augusta Hofheinz, widow of David Hofheinz who was the owner of the Hofheinz Hotel in San Marcos; identified as high priority in 1997 Heritage Neighborhood survey; RTHL/OTHM, NRHP listed (1983)

☒ Additions, modifications Explain: Small side addition and screened porch☐ Relocated Explain:

TEXAS HISTORICAL COMMISSION

144

Historic Resources Survey Form

Project #: 00046

County: Hays

Address No: 1104

Local Id: R35135a

City: SAN MARCOS

Block: 1100

Street Name: W HOPKINS ST

Stylistic Influence

Neoclassical, Beaux Arts

Structural Details

Roof Form

Gable, Hipped

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Brick, Interior

Wall Materials

Wood Siding

Porches/Canopies

FORM

Hipped Roof

SUPPORT

Classical columns

MATERIAL

Windows

Wood, Double hung

Doors (Primary Entrance)

Landscape Features

Large lot; wooden picket fence; hist.-age garage/apt.; gazebo

ANCILLARY BUILDINGS:

Garage: Hist. age garage

Barn:

Shed:

Other: Gazebo

SECTION 3 Historical Information

Associated Historical Context

Architecture, Community Development

Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☒ **B** Associated with the lives of persons significant in our past
- ☒ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Elaborate example of style; reflects neighborhood dev. of early 20th cent.; assoc. with widow of significant local businessman

Periods of Significance:

ca. 1908-1975

Levels of Significance: ☐ National ☐ State ☒ Local

Integrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?: ☒

Potential NR District Name: Hopkins Street Historic District

Priority High

Explain: NRHP-listed, RTHL/OTHM; high integrity; contributing to local historic district

Other Information

Is prior documentation available for this resource? Yes

Type ☐ HABS ☒ Survey ☐ Other

Documentation Details:

1997 San Marcos Heritage Neighborhood Survey (Keystone Architects); NRHP Nom; RTHL/OTHM

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

EXHIBIT

tabbies

C

For NPS use only

received

date entered

Continuation sheet

Item number A11

Page 64

28. Name: Hofheinz, Augusta, House

Location: 1104 West Hopkins Street

Classification: Category - building; Ownership - private; Status - occupied;
Accessible - yes, restricted; Present use - private residence.

Owner of property: Fred and Karen Wigginton
1104 West Hopkins Street
San Marcos, Texas 78666

Description: Condition - good; Altered; Original site.

Reflecting the impact of the Beaux Arts-style exposition buildings on domestic architecture, the August Hofheinz House is a two-and-a-half-story, white, frame residence dominated by eight colossal Corinthian columns that hold up a hipped portico, and by short Ionic columns above that support a small, gabled, pedimented dormer. The appearance of a full extra floor is achieved by the dormer, which has been screened in flush with its post rail, and opens to the spacious attic floor. There is a small fanlight within the pediment. Attached to the second floor is a semicircular balcony on carved brackets with a spindle rail. Architraves occur below the bracketed eaves of both the dormer and the main roof. The facade is symmetrical in effect.

The hipped roof, with its cross gables, was once covered with wooden shingles, but is now under composition shingles. Extensions from the side walls are decorated with large oval windows filled in with a curvilinear beveled-glass design. Two rectangular beveled windows pierce the dining room's northwest wall. Other windows have one-over-one lights, those on the front facade being extra wide. A bay window on the northeast wall has twelve-over-twelve lights but is modern. The double front door contains long panels of beveled glass and is topped by a beveled transom.

Upstairs, there are four bedrooms, two baths, and a hall. Downstairs, a very large living room leads to a dining room on the east and a kitchen, breakfast room, butler's pantry, and utility porch toward the rear. This section was once an open porch, as indicated by the back stairs, but has been enclosed. There are two rear doors, one with its own small porch.

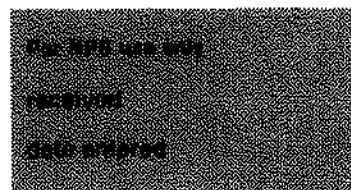
To the southeast of the living room is a stair embellished with a small egg-and-dart molding, and with lathed balusters of a stick-and-ball configuration. The ceiling of the large room is deeply coffered, with moldings creating rectangular shapes within the coffers. A freestanding fireplace leads to one of the two red brick chimneys. Window lifts and doorknobs are original brass and copper.

The only disruptive exterior alteration is the brick porch which replaced a wooden one. The present owners may paint the brick white, while contemplating further restoration of it.

A garage apartment from the 1940s is behind the house.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number A11

Page 65

Significance: Period - 1900- ; Areas of significance - architecture;
Specific dates - 1908-09. Mead and Eastwood, architects,
Horace Leffingwell and sons, contractors.

Among the handful of monumental Colonial Revival houses in San Marcos, the Augusta Hofheinz House is particularly notable for its dramatic vertical lines. The high and narrow design is accented with colossal Corinthian columns. Augusta Hofheinz was the widow of an early hotel owner.

Daniel Hofheinz had built the town's first real hotel in 1887. To supply his hotel's dining room, he constructed extensive gardens, some of the stone terrace walls of which still remain on the north edge of the city. His wife, Augustus Voges Hofheinz, ran a millinery shop in the hotel. Following Mr. Hofheinz' death in 1903, his widow had the imposing house on West Hopkins built by Mead and Eastwood Lumber Company, with Horace Leffingwell as contractor. Mrs. Hofheinz' son Walter supervised construction.

During this period, the West Hopkins Street area was becoming a popular residential section for well-established citizens. Mrs. Hofheinz' home towered over the neighborhood, however, because of its height. Use of many classical motifs also made it a particularly dignified structure.

Handwork displayed in the construction is exceptionally fine. For example, the ceiling is coffered, and the stair is finished with ball-and-rod rails and a tiny egg-and-dart molding. The leaded-glass doors and oval windows were imported from France.

Mrs. Hofheinz lived here until her death in 1924. The next year the house was purchased by Mr. and Mrs. Eugene de Steigher, a wealthy farming family. Mr. and Mrs. Bob Kercheville bought it in 1952. The present owners are conducting a careful rehabilitation.

Bibliography:

Information provided by Frances Stovall and Tula Townsend Wyatt.
Interview with Fred and Karen Wigginton, April 14, 1982.

Geographical data: Acreage - less than one acre.
UTM reference - 14 / 601170 / 3305370

Verbal Boundary Description - H.E. McAllister Addition, Block 7, lots 1 and 2.
The property measures 142.55 by 144.44 ft.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hofheinz, Augusta, House (San Marcos MRA)
Hays County
TEXAS

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Working No. 7-14-83
Fed. Reg. Date: 2.7.84
Date Due: 5/11/83 - 8/26/83
Action: ☒ ACCEPT 8/26/83
☐ RETURN
☐ REJECT
Entered in the National Register
Federal Agency: _____

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
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4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed |

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

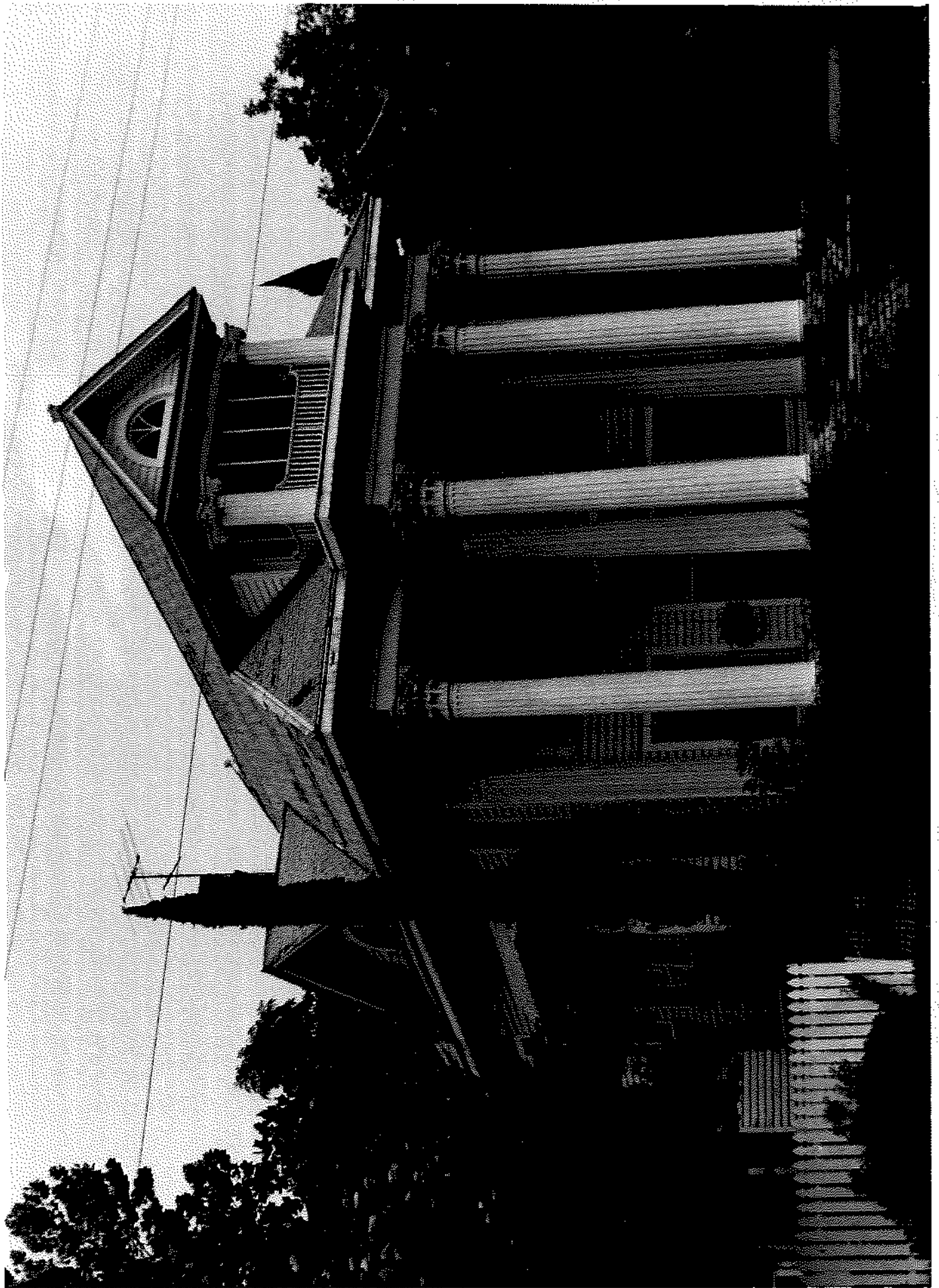
Comments for any item may be continued on an attached sheet



Historic Resources of San Marcos
San Marcos, Hays County, Texas
#28. Hofheinz, Augusta, House

Photo by Melinda Koester/Stuart Strong, 1978
Negative on file at Texas Historical Comm.

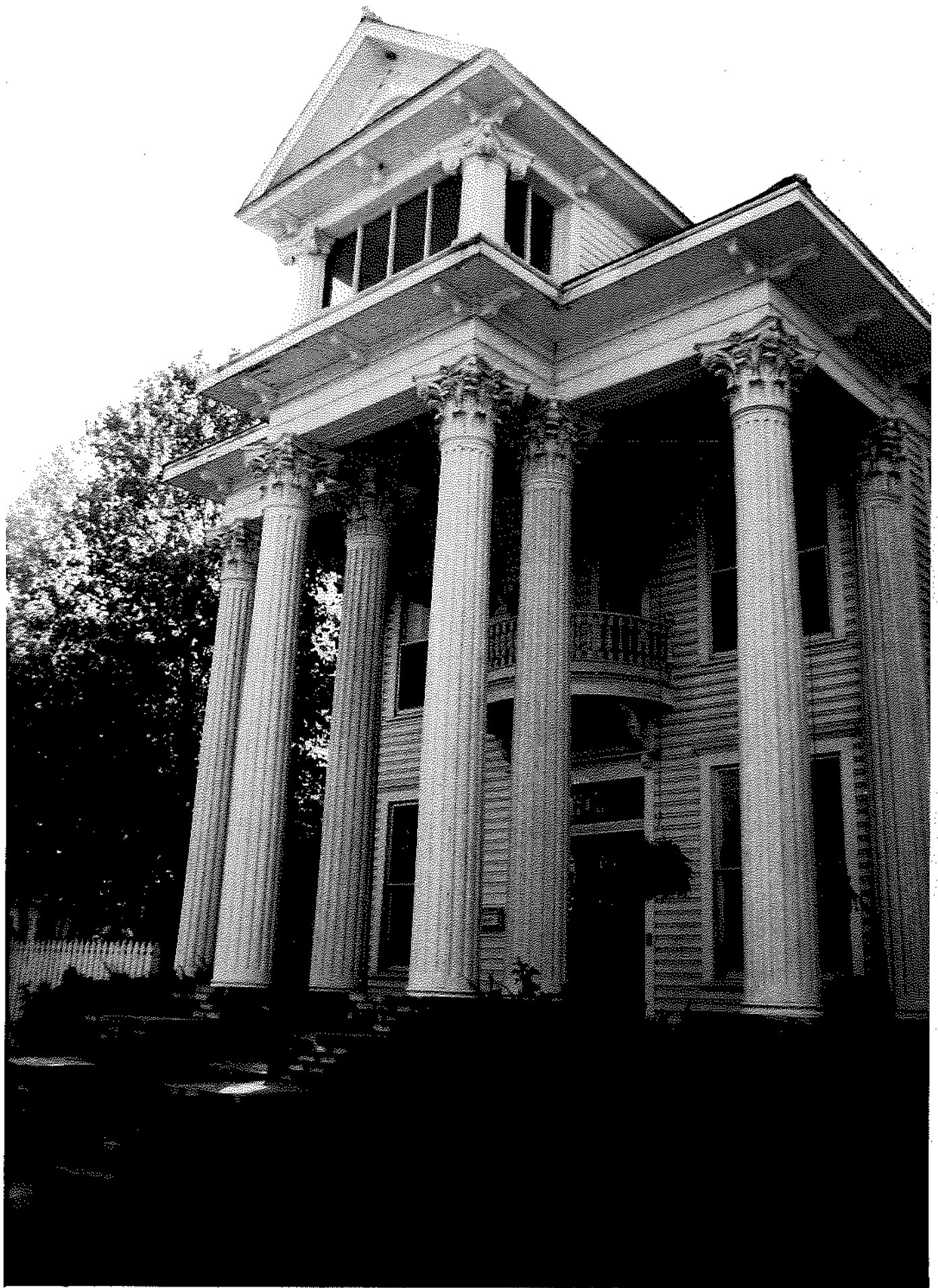
East oblique, camera facing west.
Photo 112 of 150.



Historic Resources of San Marcos
San Marcos, Hays County, Texas
#28. Hofheinz, Augusta, House

Photo by Lissa Anderson, July, 1982.
Negative property of HASM, on file at SMPL.

South oblique, camera facing north.
Photo 113 of 150.



Historic Resources of San Marcos
San Marcos, Hays County, Texas

#28. Hofheinz, Augusta, House

Photo by Lissa Anderson, July, 1982.

Negative property of HASM, on file at SMPL.

Detail of southeast facade, camera facing west
Photo 114 of 150.



Historic Resources of San Marcos
San Marcos, Hays County, Texas
#28. Hofheinz, Augusta, House

Photo by Lissa Anderson, August, 1982.
Negative property of HASM, on file at SMPL.

Livingroom interior, camera facing west.
Photo 115 of 150..



Historic Resources of San Marcos
San Marcos, Hays County, Texas
#28. Hofheinz, Augusta, House

Photo by Lissa Anderson, August, 1982.
Negative property of HASM, on file at SMPL.

Detail of livingroom - front door.
Photo 116 of 150.

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000853

Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

I. Construction and Repair Standards.

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

Standards for Rehabilitation

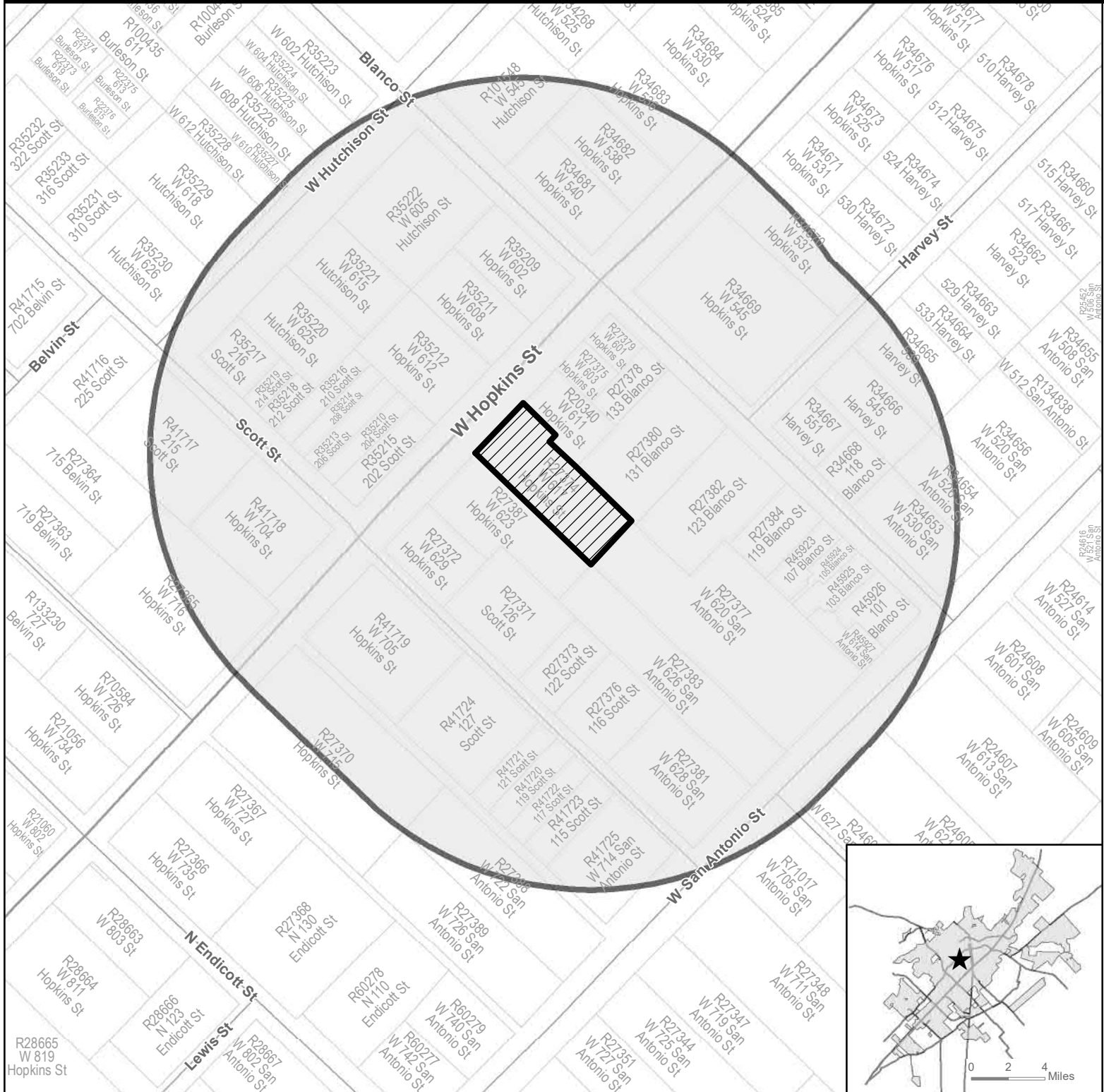
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.







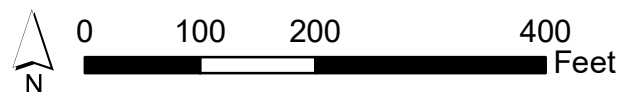
HPC-20-09

400' Notification Buffer

COA — 617 West Hopkins Street (Garage)



- ★ **Site Location**
-  **Subject Property**
-  **400' Buffer**
-  **Parcel**
-  **City Limit**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/19/2020



Staff Report
Historic Preservation Commission
HPC-20-09

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: April 23, 2020

Applicant Information:

Applicant: Patrick Le Grevellec
617 West Hopkins Street
San Marcos, TX 78666

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: April 10, 2020

Response: One response in favor ("EXHIBIT E")

Subject Property:

Location: 617 West Hopkins Street
Historic District: Hopkins Street
Description: National Folk-style with Neoclassical influences (*My Historic SMTX*)
Date Constructed: c. 1900 (*My Historic SMTX*)
Priority Level: High (*My Historic SMTX*); Contributing to Hopkins Street District
Listed on NRHP: No
RTHL: No

Applicant Request:

To demolish and replace the existing detached, two-car garage located at the rear of the property.

Staff Recommendation:

- ☒ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located on West San Antonio Street, north of Johnson Avenue in the San Antonio Street Historic District ("EXHIBIT A"). The property was evaluated in *My Historic SMTX* with a high preservation priority level ("EXHIBIT B"). High priority properties are those resources that have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as potentially National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts. According to the historic resources survey form, the owner noted that the

home was built by Edward Northcraft, a local architect. Mr. Northcraft is the architect of Old Main at Texas State. The form also states that Mr. Northcraft's daughter married a grandson of General Edward Burleson and lived in the house through the 1940s.

Photographs of the property from *My Historic SMTX* are shown below:



The applicant is proposing to demolish the existing detached garage located at the rear of the property; they state that the garage is deteriorating. The garage is listed on the historic resources survey form as being of historic age but does not give a date of construction of it. The applicant states that the main garage is 18' wide by 16' deep, the size of a small two car garage, with an attached shade that measures 12' wide by 16' deep. The following photographs show the existing garage:



The applicant is proposing to replace the demolished garage with a slightly larger, wood framed, two car garage that will be located in the same place at the rear of the property. The applicant supplied the following photographs as examples of the two garages they have in mind for a replacement. The application states that the first garage is the applicant's preferred choice for construction as includes a similar side addition to the right of the garage doors as does their existing garage. The applicant sent the following dimension for the garage shown in the first picture: 24' by 24' deep, standard two car garage, with an attached tool room that measures 6' wide by 20' deep.





Section C.1.2.4(10) of the Historic District Design Guidelines recommend constructing garages to the rear of the property behind the face of the house. Staff finds the request consistent with this recommendation. While Section C.1.2.4(11) of the Historic the Design Guidelines recommends orienting garage doors away from the street, the new garage doors will be in the same orientation as the existing ones which face West Hopkins Street. Staff finds the request to keep the garage door orientation helps to maintain the historic integrity of the site, consistent with Section 4.5.2.1(l)(1)(e) of the San Marcos Development Code. Section C.3.2.5(C) reiterates that garage placement and approach should respect the original “front line” of the house. Staff finds the placement of the new garage in the same location at the rear of the property consistent with this. Staff finds the request for the new garage consistent with Section C.3.2.6(C)(13) which recommends to install single car garage doors instead of double wide doors. Sections C.3.4.5(A) and C.3.4.5(B) of the Historic District Design Guidelines state that wood was the primary building material in residential construction and that board and batten, a vertical siding, is commonly used on outbuildings such as garages. The existing garage is a board and batten garage. Neither example of the garages provided by the applicant show board and batten siding. However, if the applicant’s chose a siding that matched the profile of the main residence that would meet Section 4.5.2.1(l)(1)(g) of the San Marcos Development Code. Staff also finds that locating the garage in the same location as the existing one meets the Secretary of the Interior’s Standards for Rehabilitation Standard Number 9 which states *“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”*

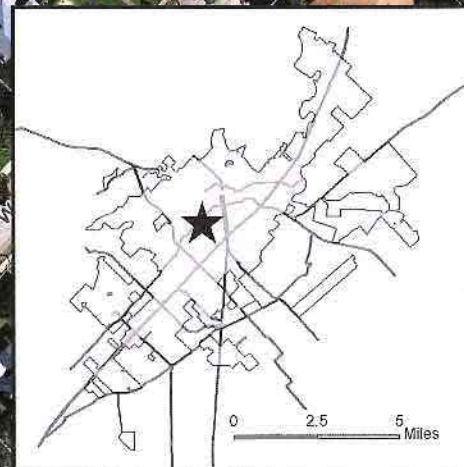
Staff finds that the request to demolish and replace the existing detached, two-car garage located at the rear of the property the meets the regulations of the San Marcos Development Code [Sections 4.5.2.1(l)(1)(e) and 4.5.2.1(l)(1)(g)], is consistent with the Historic District Design Guidelines [Sections C.1.2.4(10), C.1.2.4(11), C.3.2.5(C), C.3.2.6(C)(13), C.3.4.5(A) and

C.3.4.5(B)], and meets the Secretary of the Interior's Standards for Rehabilitation [Standard 9]. Therefore, staff concludes that the request will have no negative effect on the historical, architectural or cultural character of the historic district and recommends **approval as submitted**.

EXHIBITS

- A. Aerial Map
- B. Historic Resources Survey Form from *My Historic SMTX*
- C. San Marcos Development Code Section 2.5.5.4 and 4.5.2.1(I)
- D. Secretary of the Interior's Standards for Rehabilitation
- E. Response in favor from Denise and Diana Steinhagen

tabbies®



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 3/19/2020

TEXAS HISTORICAL COMMISSION

Historic Resources Survey Form

Project #: 00046

Local Id: R27374

County: Hays

City: SAN MARCOS

Address No: 617

Street Name: W HOPKINS ST

Block: 2

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: LE, GREVELLEC PATRICK

Address: 617 W HOPKINS ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.880121 Longitude: -97.947652 Parcel Id Phase 2

Legal Description (Lot\Block): FARM LOT 12-99 BLK PT OF 15 GEO#33362074

Addition/Subdivision:

Year:

Property Type: Building Listed NR District Name: Hopkins Street Local Historic District

Current Designations: ☐ NR District☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local ☐ Other Is property contributing? ☒

Architect: Edward Northcraft

Builder

Construction Date: ca. 1900

Source Property owner; field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 2/1/2019

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1900 National Folk-style house with Neoclassical influences; steeply-pitched hipped roof, projecting side ell (hist. age); wood siding, original 2/2 wood windows with exterior storm windows; original double door with transom; identified as high priority in 1997 Heritage Neighborhood survey; owner noted home built by local architect Edward Northcraft (architect of Old Main at Texas State); originally a farmhouse; Northcraft's daughter Lucy married grandson of Gen. Ed. Burleson & lived in house through 1940s

☒ Additions, modifications Explain: Rear deck addition☐ Relocated Explain:

TEXAS HISTORICAL COMMISSION

175

Project #: 00046

Historic Resources Survey Form

Local Id: R27374

County: Hays

City: SAN MARCOS

Address No: 617

Street Name: W HOPKINS ST

Block: 2

Stylistic Influence

National Folk, Neoclassical

Structural Details

Roof Form

Hipped

Plan

Irregular

Roof Materials

Metal

Chimneys

Brick, Interior

Wall Materials

Wood Siding

Porches/Canopies
FORM

Shed Roof

SUPPORT

Classical columns

MATERIAL
Windows

Wood, Double hung (with exterior storm windows)

Doors (Primary Entrance)

Double, With transom

Landscape Features

Original farmhouse with acreage prior to dev. of neighborhood

ANCILLARY BUILDINGS:

Garage: Garage (hist age)

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Community Development

Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☒ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant early example of residential construction and early 20th cent. development of neighborhood

Periods of Significance:

ca. 1900-1975

Levels of Significance: ☐ National ☐ State ☒ Local

Integrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

Integrity Notes:

High integrity

Individually Eligible? Undetermined

Within Potential NR District?: Yes

Is Property Contributing?: ☒
Potential NR District Name: Hopkins Street Historic District

Priority High

Explain: High Integrity; significant local example of early residential dev.; contrib. to LHD

Other Information
Is prior documentation available for this resource? Yes

Type ☐ HABS ☒ Survey ☐ Other

Documentation Details:

1997 San Marcos Heritage Neighborhood Survey (Keystone Architects); owner information

Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
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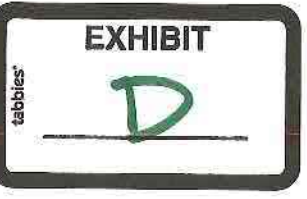
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Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.





H. Alison!

FROM Denise Diana Steininger
625 W Hutchison #101

PLANNING AND DEVELOPMENT SERVICES

3/20/2020



We have no objections to
MR LeGrevellec demolishing
& replacing his old garage.

HPC-20-09

Thank you

Dr. D. Steininger

Notice of Public Hearing
Certificate of Appropriateness
617 West Hopkins Street

On Thursday, April 2, 2020, the Historic Preservation Commission will consider the following:

Hold a public hearing and consider a request for a Certificate of Appropriateness by Patrick LeGrevellec to allow the demolition and replacement of the existing detached, two-car garage located at the rear of the property.

The San Marcos Historic Preservation Commission will approve, approve with conditions, or deny the request. Before making its decision, the Commission will hold a public hearing to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the public hearing and seek your opinion of the request.

The public hearing will be held in **Council Chambers in City Hall, 630 East Hopkins, on Thursday, April 2**, at 5:45 p.m. All interested citizens are invited to attend and participate in the public hearing. If you cannot attend but wish to comment, you may write to the following address:

Development Services-Planning
630 East Hopkins
San Marcos, TX 78666
PlanningInfo@sanmarcostx.gov

Your written comments will be given to the Historic Preservation Commission if they are received before 5 PM on the day of the meeting.

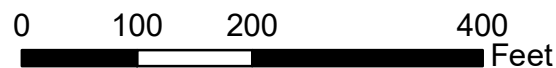
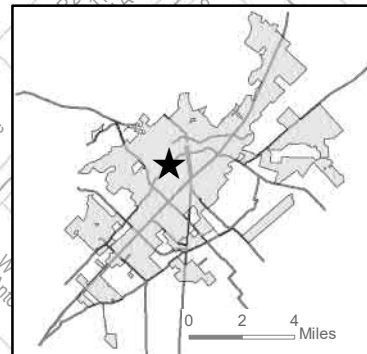
For more information regarding this request, contact the case manager, Alison Brake, at 512-393-8232. When calling, please refer to the case number **HPC-20-09**.

Notice of Assistance at the Public Meetings:

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

COA — 227 North Mitchell Avenue (Rainwater Collection System)



Map Date: 3/19/2020



Staff Report
Historic Preservation Commission
HPC-20-10

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: April 23, 2020

Applicant Information:

Applicant: Brian Bailey, President
Flow Rainwater Systems, LLC
1742 Hunter Road
New Braunfels, TX 78130

Property Owner/Manager: Eleanor B. Crook
227 North Mitchell Avenue
San Marcos, TX 78666

Public Hearing Notice:

Mailed: April 10, 2020

Response: One response in favor ("EXHIBIT H").

Subject Property:

Location: 227 North Mitchell Avenue
Historic District: Belvin Street
Description: Neoclassical (*My Historic SMTX*)
Date Constructed: c. 1908 (*My Historic SMTX*)
Priority Level: High (*My Historic SMTX*); Contributing to Belvin Street District (local) and Belvin Street District (National Register of Historic Places)
Listed on NRHP: No
RTHL: Yes

Applicant Request:

To install a rainwater collection system on the property.

Staff Recommendation:

- ☒ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

Staff Comments:

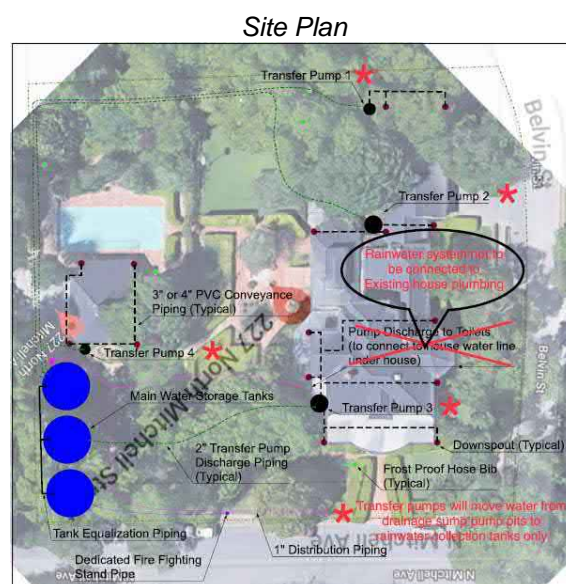
The subject property is located on North Mitchell Avenue, at the intersection with Belvin Street in the Belvin Street Historic District ("EXHIBIT A"). The property was evaluated in *My Historic SMTX* with a high preservation priority level ("EXHIBIT B"). High priority properties are those resources that have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties

are recommended as potentially National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts.

This property was constructed for Ike Wood, a prominent merchant, banker and civic leader in San Marcos. It is historically known as the Ike Wood House and is a Recorded Texas Historic Landmark. The property is a contributing structure to both the local historic district and the National Register of Historic Places (NRHP) listed district.



The applicant is proposing to install a rainwater collection system on the property which will consist of three (3) metal collection tanks, a series of piping, and transfer pumps. The piping and the transfer pumps, as shown in the site plan appear to be shielded from the right-of-way; a full size site plan has been included in the packet as “EXHIBIT C”.



The proposed tanks, shown in blue on the site plan above, are proposed to be located along the northeast property line, most visible from the North Johnsons Avenue right-of-way as shown below:



According to the applicant, the rainwater collection system contractor, each tank measures 10' 7" to the top of the tank walls, or the eve. The dome is about six-inches to the top of the highest point of the tank roof or peak. From the road the tanks will appear to be about 12 feet tall as they will be located in a sandpad that is a couple feet high at the highest point. The company offers the rainwater tanks in a variety of colors. The three proposed tanks will be "Cottage Green" in order to blend in with the landscaping. Below are photos from the brochure of the types of tanks and color palette offered by the company.



Example of metal rainwater collection tank

COLORBOND® COLORS



Pioneer Water Tanks Longer Lead Time Standard Tank Color Range



Pioneer Water Tanks Non-Standard Color Range



Color Palette

The Historic Sustainability Guidelines do not address rainwater collection systems. However, the Secretary of the Interior's Standards (SOIS) for Rehabilitation and Illustrated Guidelines of Sustainability for Rehabilitating Historic Buildings do address these systems. Adding features, such as bioswales, rain gardens, rain barrels, large collection tanks and cisterns, if compatible, to the historic building site to enhance storm-water management and on-site water reuse is recommended. Staff finds the request consistent with this recommendation. Staff finds the installation of the collection tanks in the northeast corner of the property and the willingness of the property owner to choose a color that blends with the landscaping meets the SOIS Guideline to respect an important cultural landscape and significant character-defining site features when considering adding new sustainable features to the site. Staff also finds this consistent with Section 4.5.2.1(I)(1)(g) of the San Marcos Development Code. The Secretary of the Interior's Standards for Rehabilitation Standard Number 10 states that "*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*" Staff finds the request to install the rainwater system consistent with this recommendation. Removal of the rainwater collection system would not impair the home's structure or historic integrity.

Staff finds that the request to install a rainwater collection system meets the regulations of the San Marcos Development Code [Sections 4.5.2.1(I)(1)(g)] and meets the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines of Sustainability on Site Features and Water Efficiency and the Secretary of the Interior's Standards for Rehabilitation [Standard 10]. Therefore, staff concludes that the request will have no negative effect on the historical, architectural or cultural character of the historic district and recommends **approval as submitted**.

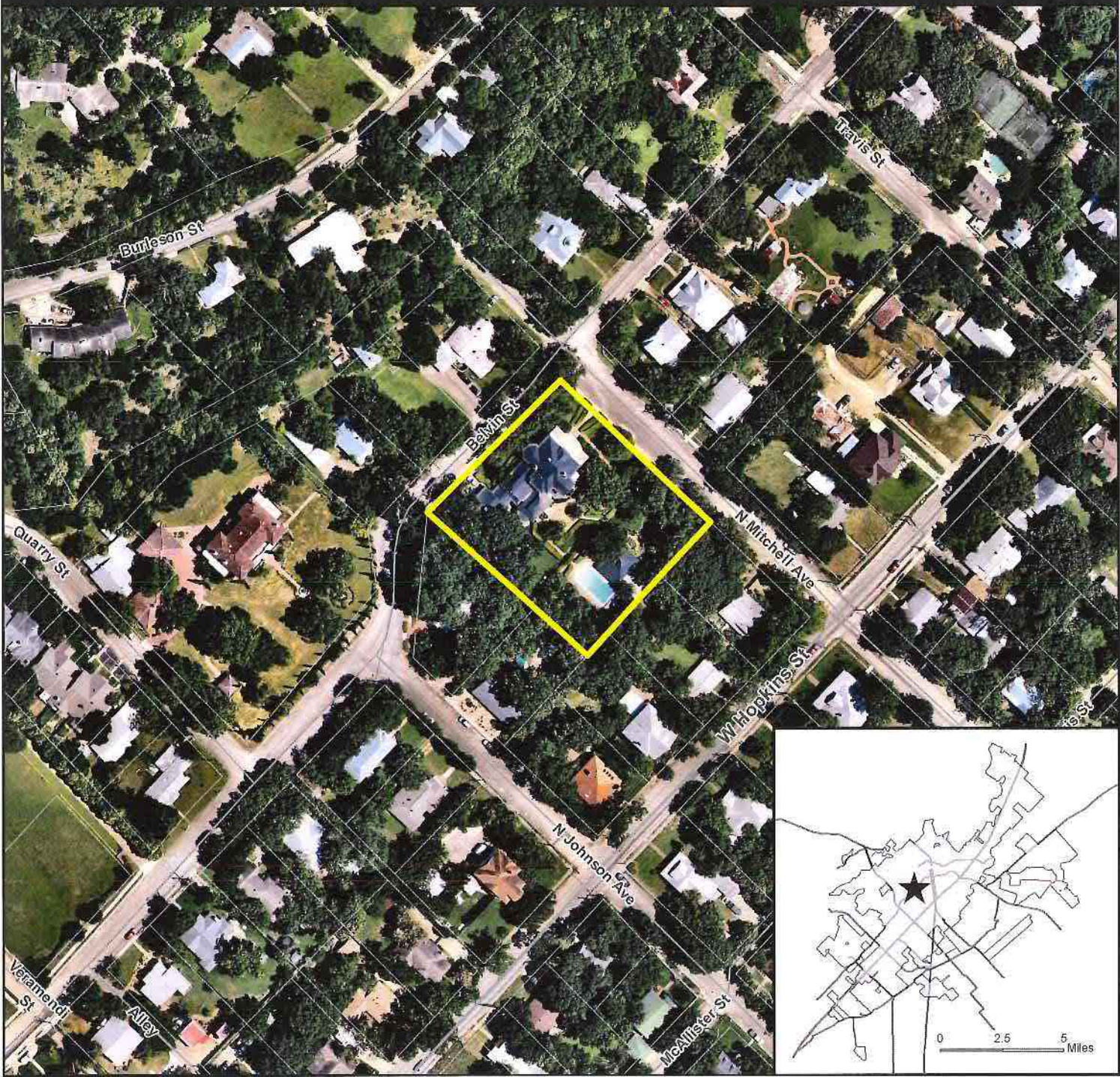
EXHIBITS

- A. Aerial Map
- B. Historic Resources Survey Form from *My Historic SMTX*
- C. Proposed Site Plan
- D. Rainwater Collection Tanks Color Palette
- E. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)
- F. Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines of Sustainability on Site Features and Water Efficiency
- G. Secretary of the Interior's Standards for Rehabilitation
- H. Response in favor from Charles Walts

HPC-20-10

Aerial View

COA — 227 North Mitchell Avenue (Rainwater Collection System)



★

Site Location

Subject Property

Parcel

City Limit

0

95

190

380

Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 3/19/2020

Document Path: R:_HPC\Staff\Repos\220396\HPC-20-10\227 N Mitchell St\Rainwater Collection System\HPC-20-10 Aerial Map.mxd

TEXAS HISTORICAL COMMISSION

Historic Resources Survey Form

Local Id: R20611

City: SAN MARCOS

Block: 2

Project #: 00046

County: Hays

Address No: 227

Street Name: N MITCHELL AVE

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Ike Wood House

Owner Information Name: CROOK, ELEANOR B

Address: 227 N MITCHELL AVE

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.877549 Longitude: -97.95252 Parcel Id Phase 2

Legal Description (Lot/Block): H E BARBER ADDN, BLOCK 1, LOT 1-2 & 6 & E PT OF 3 & PT OF 5 & PT OF 9

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Belvin Street NRHP District and Local Historic District

Current Designations: ☒ NR District☐ NHL ☐ NR ☒ RTHL ☒ OTHM ☐ HTC ☐ SAL ☒ Local ☐ Other Is property contributing? ☒

Architect: John Whaley (local architect)

Builder

Construction Date: 1908

Source OTHM/RTHL; NR Nom.

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 2/1/2019

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Imposing Neoclassical-style residence built in 1908 for Ike Wood, prominent merchant, banker, and civic leader; wood siding and windows, double height porch with massive Corinthian columns and upper floor balcony; rear ell and additions mostly of historic age; high integrity, RTHL/OTHM and within NRHP-listed Belvin St. Historic Dist.; large lot includes a former carriage house/garage with a cupola and a greenhouse

☒ Additions, modifications Explain: Rear additions and large rear three-car garage☐ Relocated Explain:

TEXAS HISTORICAL COMMISSION

46

Historic Resources Survey Form

Local Id: R20611

City: SAN MARCOS

Block: 2

Project #: 00046

County: Hays

Address No: 227

Street Name: N MITCHELL AVE

Stylistic Influence

Neoclassical

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Metal

Chimneys

Brick, Interior

Wall Materials

Wood Siding

Porches/Canopies

FORM Hipped Roof

SUPPORT

MATERIAL Classical columns

Windows

Wood, Double hung

Doors (Primary Entrance)

Double, With transom

Landscape Features

Large lot; formal landscaping; iron fencing; brick sidewalk; pool; fo

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other: Greenhouse

SECTION 3 Historical Information

Associated Historical Context

Architecture, Community Development

Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☒ **B** Associated with the lives of persons significant in our past
- ☒ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant example of early 20th cent. style and neighborhood dev.; associated with former prominent civic leader

Periods of Significance:

ca. 1908-1975

Levels of Significance: ☐ National ☐ State ☒ Local

Integrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?: ☐

Potential NR District Name:

Priority High

Explain: Within NRHP-listed and local Belvin Street Historic Districts; RTHL

Other Information

Is prior documentation available for this resource? Yes

Type ☐ HABS ☐ Survey ☒ Other

Documentation Details:

RTHL/OTHM; NR Nom. Belvin St. Hist. Dist.

RAINWATER ACADEMY
www.RainwaterAcademy.com
415-849-9105

SHEET DESCRIPTION:
Rainwater System Layout
(Draft for feedback)

PROJECT:
Cockwood Rainwater System
San Marcos, TX, 78666

REVISION:
Draft 1

DATE:

9/8/2019

JOB NUMBER:

DC7

DRAWN BY:

Steven Sweeney

CHECKED BY:

Erin Peterson

SCALE:

NA

SHEET:

1 of 1

Notes:

Cockwood Rainwater System Illustration

The following notes are intended to provide additional information at the function and form of the rainwater harvesting system for the Cockwood lot. After notes to the overall design of the Cockwood rainwater harvesting system. Due to the high water demand of the Cockwood lot, a dedicated rainwater harvesting system is required to meet the demand. The system is designed to provide for the lot's water needs, including irrigation, laundry, and other uses. The system is designed to be a permanent installation, and the water is collected from the roof and stored in the tanks. The system is designed to be a permanent installation, and the water is collected from the roof and stored in the tanks. The system is designed to be a permanent installation, and the water is collected from the roof and stored in the tanks.

Collection System: The collection system will be installed by the existing gutters and downspouts with a fine screen. Gutters and downspouts will be added to roof areas where they are not currently installed. All gutters must have adequate gutter screens, as they are a vital part of the collection system.

Collection Piping: The collection piping will be installed by the existing downspouts and added to the collection system. The piping will be installed by the existing downspouts and added to the collection system. The piping will be installed by the existing downspouts and added to the collection system. The piping will be installed by the existing downspouts and added to the collection system.

Storage Tanks: The storage tanks will be installed by the existing downspouts and added to the collection system. The tanks will be installed by the existing downspouts and added to the collection system. The tanks will be installed by the existing downspouts and added to the collection system. The tanks will be installed by the existing downspouts and added to the collection system.

Pump System: The pump system will be installed by the existing downspouts and added to the collection system. The pump system will be installed by the existing downspouts and added to the collection system. The pump system will be installed by the existing downspouts and added to the collection system. The pump system will be installed by the existing downspouts and added to the collection system.

Distribution Piping: The distribution piping will be installed by the existing downspouts and added to the collection system. The distribution piping will be installed by the existing downspouts and added to the collection system. The distribution piping will be installed by the existing downspouts and added to the collection system. The distribution piping will be installed by the existing downspouts and added to the collection system.

Final Notes: The final notes will be installed by the existing downspouts and added to the collection system. The final notes will be installed by the existing downspouts and added to the collection system. The final notes will be installed by the existing downspouts and added to the collection system. The final notes will be installed by the existing downspouts and added to the collection system.

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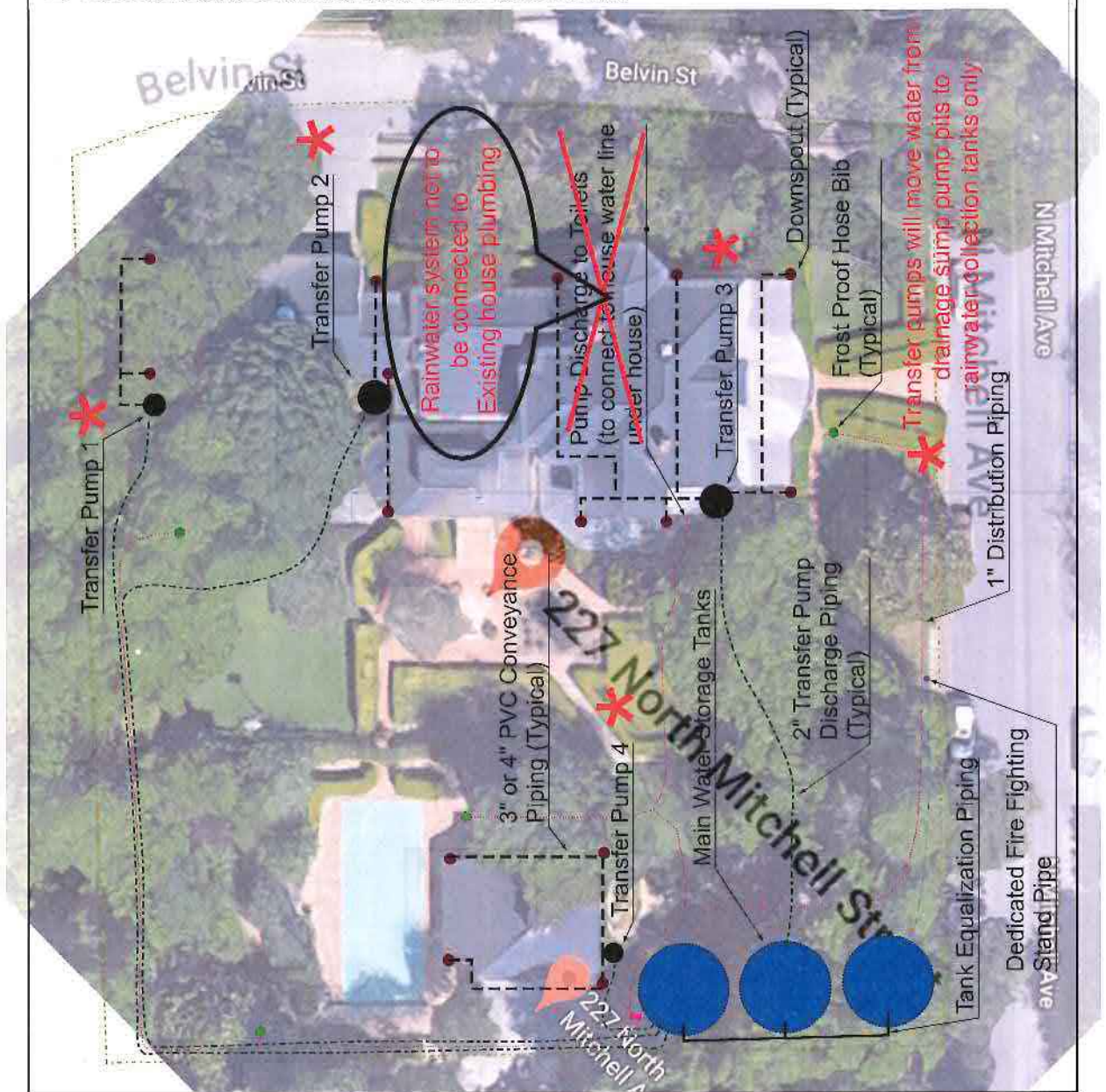
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Rainwater Harvesting
Design-Education-Consultation
www.RainwaterAcademy.com
Info@RainwaterAcademy.com
415-849-9105

FLOW
Rainwater Systems, LLC
Turnkey Rainwater System Construction
www.FlowRainwater.com
Brian@FlowRainwater.com
832-384-6550

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Pioneer Water Tanks Longer Lead Time Standard Tank Color Range



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Pioneer Water Tanks Non-Standard Color Range



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GULLY®



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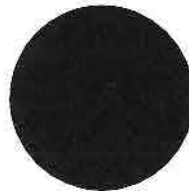
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MANOR RED®



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NIGHT SKY®



PALE EUCALYPT®



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Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts**I. Construction and Repair Standards.**

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facade.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

94



SITE FEATURES AND WATER EFFICIENCY

RECOMMENDED

NOT RECOMMENDED

Respecting an important cultural landscape and significant character-defining site features when considering adding new sustainable features to the site.	Installing new sustainable site features without considering their potentially negative impact on an important cultural landscape and character-defining site features.
Using to advantage existing storm-water-management features, such as gutters, downspouts and cisterns, as well as site topography and vegetation that contribute to the sustainability of the historic property.	Ignoring existing features that contribute to the sustainability of the historic property.
Adding natural, sustainable features to the site, such as shade trees, if appropriate, to reduce cooling loads for the historic building.	Removing existing natural features, such as shade trees, that contribute to the building's sustainability.
	Planting trees where they may grow to encroach upon or damage the historic building.
Using permeable paving where appropriate on a historic building site to manage storm water.	

95



Recommended: [94-95] Permeable pavers were used at this historic residential property for a driveway and parking (above) and a hard-packed, construction aggregate provides environmentally-friendly paths for visitors at this historic site (below).

[96] Mature trees and a water feature contribute to the sustainability of this mid-twentieth century property.

96



97



Not Recommended: [97] This tree, which was planted too close to the building, has caused the masonry wall to retain moisture that damaged the mortar and required that the brick be repointed in this area.

tabbies®

EXHIBIT

F

SITE FEATURES AND WATER EFFICIENCY

RECOMMENDED	NOT RECOMMENDED
Avoiding paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation and storm-water runoff.	Paving up to the building foundation with impermeable materials.
Landscaping with native plants, if appropriate, to enhance the sustainability of the historic site.	Introducing non-native plant species to the historic site that are not sustainable.
Adding features, such as bioswales, rain gardens, rain barrels, large collection tanks and cisterns, if compatible, to the historic building site to enhance storm-water management and on-site water reuse.	



98



99

Recommended: [98-100] Rain gardens and rain-water collection tanks are features that may be added to a historic property to improve storm-water management and increase on-site water use.



100



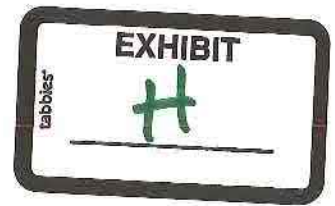
101

Not Recommended: [101] Splash back from the impermeable concrete paving next to the foundation is damaging these stones.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.





From: [Burrell, Cesly](#)
To: [Brake, Alison](#)
Cc: [Ostrowski, Michael](#)
Subject: FW: [EXTERNAL] Certificate of Appropriateness -- Eleanor Crook Rainwater Collection System
Date: Tuesday, March 24, 2020 3:20:20 PM



Cesly Burrell

Administrative Coordinator | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8231

From: Charles Walts [REDACTED]
Sent: Tuesday, March 24, 2020 3:13 PM
To: Planning_Info <PInfo@sanmarcostx.gov>
Subject: [EXTERNAL] Certificate of Appropriateness -- Eleanor Crook Rainwater Collection System

I have no issues with Eleanor B. Crook's request for a Certificate of Appropriateness to allow the installation of a rainwater collection system on her property bounded by Belvin Street and Mitchell Street in San Marcos. Mrs. Crook is a responsible property owner who maintains her property in excellent condition. Considering the many trees, shrubs, and plants on the property, a rainwater collection system makes good sense. I applaud her efforts.

Charles O Walts
1001 Burleson St.
San Marcos, Tx 78666





CAUTION: This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious .

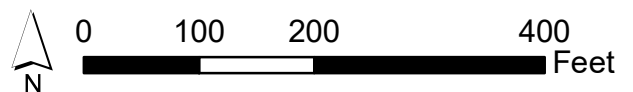
HPC-20-11

400' Notification Buffer

COA — 1122 Belvin Street (Window Replacement)



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/19/2020



Staff Report
Historic Preservation Commission
HPC-20-11

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: April 23, 2020

Applicant Information:

Applicant: Dane Hebert
1021 Cole Avenue
New Braunfels, TX 78130

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: April 10, 2020
Response: None as of report date.

Subject Property:

Location: 1122 Belvin Street
Historic District: Belvin Street
Description: Minimal Traditional (*My Historic SMTX*)
Date Constructed: c. 1950
Priority Level: Medium (*My Historic SMTX*); Contributing to local Belvin Street District
Listed on NRHP: No
RTHL: No

Applicant Request:

To replace the windows which can be seen from the right-of-way and allow the replacement of a portion of the siding on the property.

Staff Recommendation:

- ☐ *Approval* - appears to meet criteria for approval
- ☒ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located at the intersection on Belvin Street and Quarry Street in the Belvin Street Historic District ("EXHIBIT A"). The property was evaluated in *My Historic SMTX* with a medium preservation priority level ("EXHIBIT B"). Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations. The *My Historic SMTX*

database states that the reason the property was given a medium preservation priority is that it retains integrity as an example of mid-20th century infill.

Photographs of the property from *My Historic SMTX* are shown below:





On February 28, 2020, Permit Center staff received a complaint about work being conducted on the property. A City of San Marcos Building Inspector was sent to the site and issued a Stop Work Order for exterior work performed in a historic district without approval from the Historic Preservation Commission or a permit. By the time the Stop Work Order was issued, the windows had been replaced as well as the siding. While a building permit is not required for the replacement of the windows, siding, and painting, an approved Certificate of Appropriateness (COA) is required for the replacement of the windows and the siding. Painting a residential structure is exempt from requiring a COA. Staff was in contact with the property owner in early March and they subsequently submitted a COA application.

Staff visited the site on March 16, 2020 and took the following photos of the property:







Staff has reviewed the window and siding alterations below separately against the San Marcos Development Code, the Historic District Design Guidelines, as well as the Secretary of the Interior's Standards for Rehabilitation.

Windows

The description of proposed work that was included with the application states that the windows on the property were a safety hazard and environmentally unfriendly. It states that the wood framing was broken, split, and/or rotten and that the windows did not work. According to the applicants, they attempted to repair the slide and workability of the windows but still could not get them to work. The applicants state that the size of the windows was not altered and that all windows were custom ordered to replace the original ones. The applicant states that the replacement windows are vinyl. The *My Historic SMTX* database indicates that the replaced windows were the original wood windows.

It does not appear to staff that the window frames were altered. However, while the new windows appear to have similar sashes compared to the original, the new windows have muntins which divide the sash where the originals did not. A muntin is a bar or rigid supporting strip between adjacent panes of glass. The sashes also appear to have been installed flush with the frames rather than to match the original depth of the reveal, either side surface of an aperture in a wall for a door or window. The window screens that were installed on most of the windows also look like they were removed and not retained. A close up comparison of the original windows on the front façade with those of the new windows are shown on the next page.

Original Windows (Front Façade)



New Windows (Front Façade)



Section C.3.3.5(A) of the Historic District Design Guidelines states that windows play an important role in the character definition of houses and the overall neighborhood. The detail of the window is frequently a key characteristic in identifying an architectural style. The proportion, material and organization of windows in the wall help to establish a construction date of the house and the detail of the window is frequently a key characteristic in identifying an architectural style.

Staff finds the request to replace the original wood windows with vinyl windows is not consistent with the recommendation in Section C.3.3.5(D)(1) to retain original windows as they are a strong character defining feature on a house. Staff finds that the request is somewhat consistent with the recommendation in Section C.3.3.5(D)(4) to replace missing windows or frames that are deteriorated beyond repair with windows of the basic dimension and profile. The applicant chose replacement windows that were the same dimension as the originals and the framing does not seem to have been altered. However, the new windows have been installed flush with the frames and the light pattern of the panes of glass is very different from the original windows. The new windows have a divided light pattern where the originals did not. Staff finds that replacement of all the windows is not consistent with the recommendation in Section C.1.2.5(F) which explains that if one window is beyond repair, there is no need to replace all windows in the building.

Staff finds that the request does not meet the Secretary of the Interior's Standards (SOIS) for Rehabilitation Standard Number 2 which states, "*The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*" Staff finds that the light pattern on the replacement windows is out of character for the property. In addition, the SOIS do not recommend changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame. The replacement windows have been installed flush with the frames, include muntins, and do not include a reveal.

Staff does find the request consistent with Section C.1.2.4(8) of the Historic District Design Guidelines and Section 4.5.2.1(l)(1)(d) which state to maintain the solid-to-void pattern established in the window openings. The applicant has not altered the solid-to-void pattern. Staff also finds the request consistent Section 4.5.2.1(l)(1)(c) which states the proportions established in the window openings should be followed.

In previous cases, the Commission has taken the following actions related to window replacement:

603 Blanco Street – This property was listed in the Heritage Neighborhood Historic Resource Survey (1997) with a medium priority level. The request was to replace fifteen (15) wood windows visible from the street with new double-hung wood windows. The proportions of the windows did not change therefore the outward appearance of the house was little changed. The Commission approved the request with the staff recommendation to add wood screens. The addition of the wood screens was a compromise reached with Staff and the applicant and was less cost prohibitive than putting original windows back or replacing panes of glass with original wavy glass. This property was re-evaluated with a high priority level in *My Historic SMTX*.

510 West Hopkins Street – This property was listed in the Heritage Neighborhood Historic Resource Survey (1997) with a high priority level. The request was to replace the windows along the front and side façades as all of the windows had been removed and replaced with aluminum

windows. In most of the case, the framed window openings were modified to fit the new windows. The Commission approved the request with the condition that the windows along the front façade visible to the right-of-way be restored to their previous condition. The applicant removed the installed aluminum windows and replaced the windows with custom made wood windows. The property was re-evaluated with a high priority level in *My Historic SMTX*.

Staff finds that the request to replace the wood windows with vinyl windows is not consistent with the Historic District Design Guidelines [Sections C.3.3.5(D)(1), C.3.3.5(D)(4), C.1.2.5(F)], does not meet the Secretary of the Interior's Standards for Rehabilitation [Standard 2] but does meet the regulations of the San Marcos Development Code [Sections 4.5.2.1(I)(1)(c) and 4.5.2.1(I)(1)(d)] and is consistent with Section C.1.2.4(8) of the Historic District Design Guidelines.

Siding

My Historic SMTX database states that the siding is also original wood siding. The applicant stated that they covered the shingle-style siding located around the bottom portion of the home with a wood board and batten style siding explaining that the siding was broken in multiple places. They also stated that the siding appeared, to them, to be some sort of composite material. Staff believes this portion of the siding may have been asbestos composite shingles. The use of exterior imitative materials expanded as new products were developed. *My Historic SMTX's* database states only that the siding is wood with no distinction between the siding profiles, horizontal and shingle-style.

Section C.3.3.3(A) of the Historic District Design Guidelines states that horizontal wood siding of numerous profiles is the most common exterior wall material in the residential historic districts in San Marcos. This section also discusses some other common siding materials: brick, stucco, stone, and asbestos shingles, and decorative wood shingles. Section C.3.3.3(C)(1) states that the exterior wall surface material is an integral part of the original design, style and character of the house. Staff finds the request to replace the siding along the lower portion of the home consistent with this as the applicant retained a majority of the original siding on the home. Section C.3.3.3(C)(5) recommends that synthetic siding not be installed over existing wood siding as this changes the appearance of the house and conceals the original details. In addition, synthetic sidings trap moisture in the wall causing any historic material underneath to deteriorate. Staff finds the request to cover the existing shingle siding is not consistent with this section. Staff finds retaining a majority of the original, horizontal wood siding meets Section 4.5.2.1(I)(1)(g) of the San Marcos Development Code. The majority of the properties to which the subject property is visually related retain the same horizontal wood siding.

Board and batten siding, a vertical wood siding, is one of the oldest siding types in the country. On a national scale, there are many mid-century residential homes which utilize this type of siding. Section C.3.3.3(A) of the Historic District Design Guidelines state that board and batten is common in San Marcos for outbuildings but it is not uncommon as a siding style on main buildings. There are a couple of properties in other historic districts that utilize board and batten as their siding style: 715 Blanco Street and 720 Rogers Street.

The SOIS for Rehabilitation Standards Number 9 states: "*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*" Staff finds the request to replace the shingle-style siding with a board and batten siding consistent with this. Staff also finds the request consistent with Standard Number 10: "*New additions and adjacent or related new*

construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Staff finds that the request is not consistent with the Historic District Design Guidelines [Section C.3.3.3(C)(5)] but does meet the regulations of the Section 4.5.2.1(I)(1)(g) of San Marcos Development Code and meets Standards Number 9 and Number 10 of the Secretary of the Interior’s Standards for Rehabilitation.

Summary

Individually, staff does not believe these changes are too significant, but because multiple aspects of the home have changed, it is staff’s opinion that the historic integrity of the home has been impacted. The property is considered a contributing structure to the local Belvin Street historic district. Inappropriate alterations could have an impact on the property’s priority status. Staff reached out to the Historic Resources Survey Coordinator at the Texas Historical Commission to find out if the alterations would drop the priority from medium to a low. At the time of the report, staff has not received a response. Staff also spoke with the Certified Local Government Program staff about the request. Their response was if the windows were replaced with ones more compatible to the original, the property has a better chance of maintaining a medium priority status. As board and batten siding is common among mid-century architecture, staff’s concerns with the exterior alterations lie mainly with the replacement of the windows. Staff’s opinion is that with a more appropriate window replacement, the alteration to the siding is not as detrimental to the integrity.

Staff concludes that the request could have a negative effect on the historical, architectural or cultural character of the historic district and recommends **approval with the following conditions:**

1. **The windows that are visible to the right-of-way along the front and side façades be restored to their previous condition utilizing a window style more compatible with the original and shall incorporate the following items:**
 - a. **The windows shall have a single sash;**
 - b. **The panes of glass shall have no muntins or dividers;**
 - c. **The windows shall be installed so that the depth of the reveal matches the original window location rather than being installed flush with the façade of the home; and**
 - d. **Wooden window screens, having only two vertical sections of equal size to be approved by the Historic Preservation Officer, shall installed to help soften the look of the new windows.**

EXHIBITS

- A. Aerial Map
- B. Survey Inventory Table from *My Historic SMTX*
- C. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)
- D. Secretary of the Interior’s Standards for Rehabilitation

HPC-20-11 Aerial View COA —1122 Belvin Street (Window & Siding Replacement)



★ Site Location

Subject Property






Parcel

City Limit

0 80 160 320 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 3/19/2020

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R20625 	1030 BELVIN ST SAN MARCOS	Johnson-Graves- Burdick House Lloyd Gideon Johnson House/Johnson House	Domestic Domestic, Social	Renaissance Revival Architecture, Community Development	1919-20	<input checked="" type="checkbox"/> NR <input checked="" type="checkbox"/> RTHL <input checked="" type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District	Individually: Yes In District?: Yes Contributing	High
Belvin Street Local Historic District								
R35141 	1115 BELVIN ST SAN MARCOS		Domestic Domestic	Craftsman	ca. 1935	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Belvin Street Local Historic District								
R35140 	1121 BELVIN ST SAN MARCOS		Domestic Domestic	Minimal Traditional	ca. 1925- 1930	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Belvin Street Local Historic District								
R20629 	1122 BELVIN ST SAN MARCOS		Domestic Domestic	Minimal Traditional	ca. 1950	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Belvin Street Local Historic District								
R35145 	1127 BELVIN ST SAN MARCOS		Domestic Domestic	Craftsman (altered)	ca. 1925	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low
Belvin Street Local Historic District								

Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

I. Construction and Repair Standards.

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facade.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

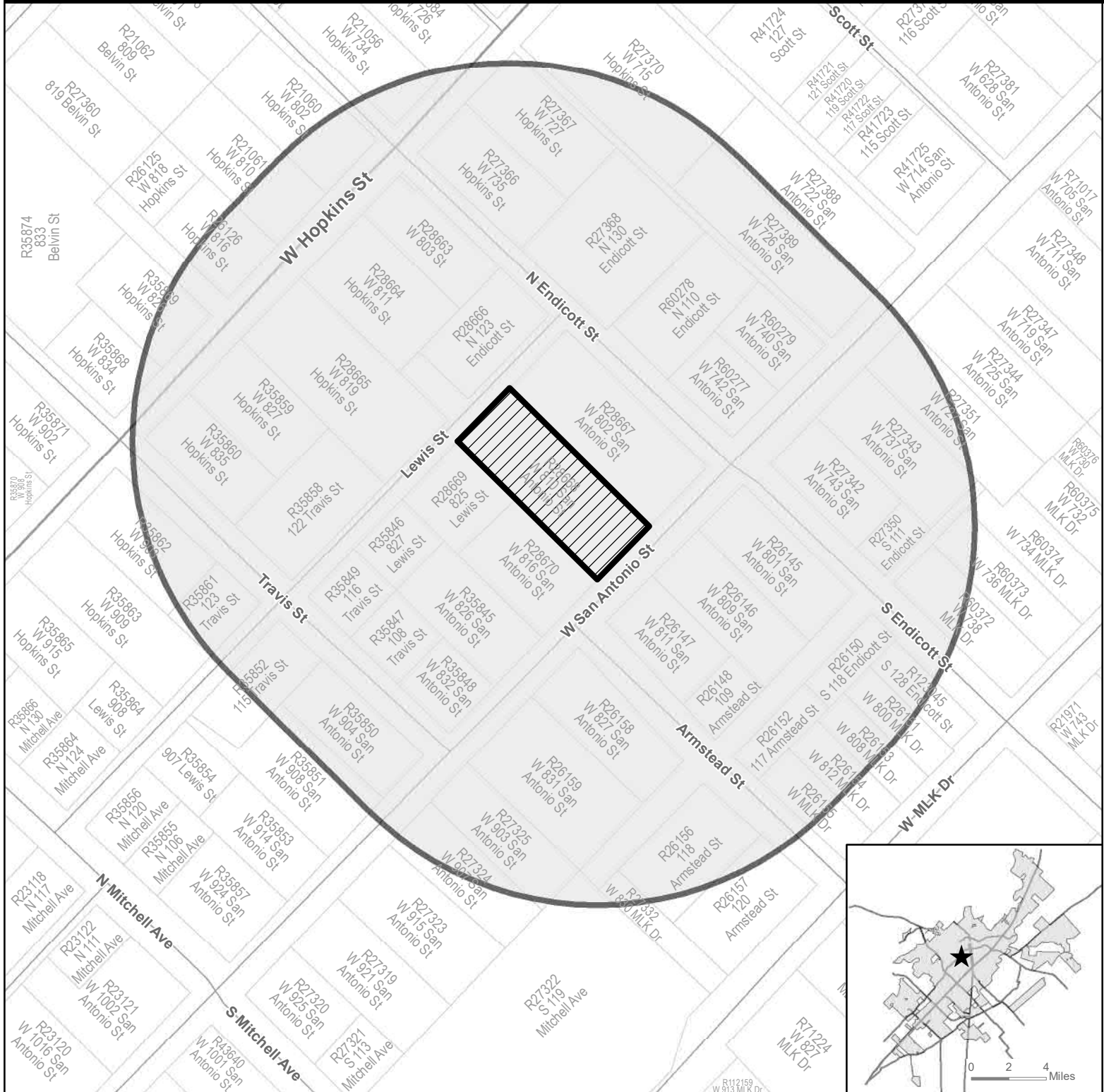
Standards for Rehabilitation





1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

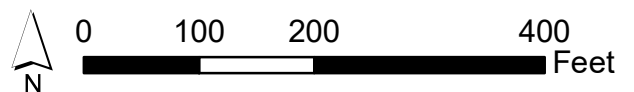
HPC-20-12

400' Notification Buffer

COA — 810 West San Antonio Street (Roofing)



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/19/2020



Staff Report
Historic Preservation Commission
HPC-20-12

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: April 23, 2020

Applicant Information:

Applicant: David Taylor
810 West San Antonio Street
San Marcos, TX 78666

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: April 10, 2020

Response: One response in favor ("EXHIBIT D")

Subject Property:

Location: 810 West San Antonio Street
Historic District: San Antonio Street
Description: Queen Anne
Date Constructed: Ca. 1910 (*My Historic SMTX*)
Priority Level: High (*My Historic SMTX*); Contributing to San Antonio Street District
Listed on NRHP: No
RTHL: No

Applicant Request:

To replace the existing corrugated metal roof with a standing seam metal roof.

Staff Recommendation:

- ☒ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located on West San Antonio Street, south of the intersection with North Endicott Street in the San Antonio Street Historic District ("EXHIBIT A"). The property was evaluated in the recent *My Historic SMTX* with a high preservation priority level ("EXHIBIT B"). High priority properties are those resources recommended as potentially National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts. These resources have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community.

The applicant is proposing to remove the existing corrugated metal roof and replace it with a standing seam metal roof. A Certificate of Appropriateness is required when the exterior alteration is a change in outer appearance; both roofs are the same material, metal, however, a standing seam metal roof has a different appearance than a corrugated metal roof.

Photographs of the property from *My Historic SMTX* are below:



There are several homes in the district with metal roofs as shown in the photos below:

826 West San Antonio Street



1016 West San Antonio Street





Section C.3.3.6(C) of the Historic District Design Guidelines state that roofing is one material which might need to be replaced rather than repaired and notes that a new roof will be necessary at some point in the future. Section C.3.3.6(E) states that a variety of roofing materials have been installed in San Marcos, including standing seam and corrugated metal sheets. Section C.3.4.2(A) explains that the primary use of metal on residential homes in San Marcos was as a roofing material or in roof related decoration. This is evident as there are several other houses that have standing seam metal roofing in the immediate area around this house as well as in the other historic districts in San Marcos. Staff finds the request consistent with Section 4.5.2.1(I)(1)(g) and 4.5.2.1(I)(1)(h) of the San Marcos Development Code. The proposed metal roof is visually compatible with other buildings in the district and the roof form is not proposed to be changed.

Staff finds that the request to replace the corrugated metal roof with a standing seam metal roof meets the regulations of the San Marcos Development Code [Sections 4.5.2.1(I)(1)(g) and 4.5.2.1(I)(1)(h)] and is consistent with the Historic Design Guidelines [Sections C.3.3.6(C), C.3.3.6(E), and C.3.4.2(A)] . Therefore, staff concludes that the request will have no negative effect on the historical, architectural, or cultural character of the historic district, and recommends **approval as submitted**.

EXHIBITS

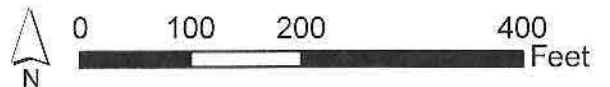
- A. Aerial Map
- B. Historic Resources Survey Form *My Historic SMTX*
- C. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)
- D. Response in favor from Beth Bisett

HPC-20-12
Aerial View
COA — 810 West San Antonio Street (Roofing)

tabbies®
EXHIBIT
A



- ★ Site Location
- Subject Property
- Parcel
- City Limit



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Map Date: 3/19/2020

TEXAS HISTORICAL COMMISSION

Historic Resources Survey Form

Local Id: R28668

City: SAN MARCOS

Block: 2

Project #: 00046

County: Hays

Address No: 810

Street Name: W SAN ANTONIO ST

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: TAYLOR JOEY & CRYSTAL

Address: 810 W SAN ANTONIO ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.87788

Longitude: -97.948965

Parcel Id Phase 2

Legal Description (Lot\Block): ED J L GREEN 15-71 LOT 8 BLK 1 GEO#333230744670

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: San Antonio Street Local Historic District

Current Designations: ☐ NR District☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local ☐ Other Is property contributing? ☒

Architect:

Builder

Construction Date: ca. 1910

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 2/1/2019

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1910 Queen Anne-style cottage with Neoclassical influences; hipped metal roof with cross gables, original wood siding, wood windows, and original door with sidelights; wraparound hipped-roof front porch with Classical columns (wraparound porch not visible on 1922 Sanborn [only front porch] but in place by 1930 [sheet 11]); Palladian window motif in front gable; historic-age carriage step at front walk stamped with "Dr. McWilliams"

☐ Additions, modifications Explain:☐ Relocated Explain:

TEXAS HISTORICAL COMMISSION

303

Historic Resources Survey Form

Local Id: R28668

City: SAN MARCOS

Block: 2

Project #: 00046

County: Hays

Address No: 810

Street Name: W SAN ANTONIO ST

Stylistic Influence

Queen Anne; Neoclassical (influences)

Structural Details

Roof Form

Hipped; Cross Gabled

Plan

Rectangular

Roof Materials

Metal

Chimneys

Brick, Interior

Wall Materials

Wood Siding

Porches/Canopies

FORM

Hipped Roof, Wraparound

SUPPORT

Classical columns

MATERIAL

Windows

Wood, Double hung

Doors (Primary Entrance)

Single (original), With Sidelights

Landscape Features

Garage/apt in rear yard (not hist.); hist.-age carriage step

ANCILLARY BUILDINGS:

Garage: Garage/Apt.

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Community Development

Applicable National Register (NR) Criteria:

- ☒ A Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ B Associated with the lives of persons significant in our past
- ☒ C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant example of type/style and reflects early 20th cent. neighborhood development

Periods of Significance:

ca. 1910-1975

Levels of Significance: ☐ National ☐ State ☒ LocalIntegrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

Integrity Notes:

High integrity

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?: ☒

Potential NR District Name: San Antonio Street Historic District

Priority High

Explain: Significant example of style; contributing to local historic district

Other Information

Is prior documentation available for this resource? Yes

Type ☐ HABS ☐ Survey ☒ Other

Documentation Details:

Sanborn maps, 1922 and 1930 (sheet 11)

Section 2.5.5.4 Criteria for Approval

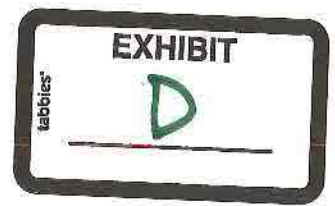
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- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

I. Construction and Repair Standards.

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 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facade.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
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 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.



809 W San Antonio St
San Marcos TX 78666

March 23, 2020

Development Services-Planning
City of San Marcos
630 E. Hopkins
San Marcos, TX 78666

Re: Case No. HPC-20-12
Certificate of Appropriateness
810 West San Antonio Street
David Taylor

To Whom it May Concern:

Please submit this comment regarding the above-referenced case to the Members of the Historic Preservation Commission prior to the scheduled hearing on Thursday, April 2, 2020.

I am a neighbor of the Taylors and have lived at 809 W. San Antonio St. since 1985.

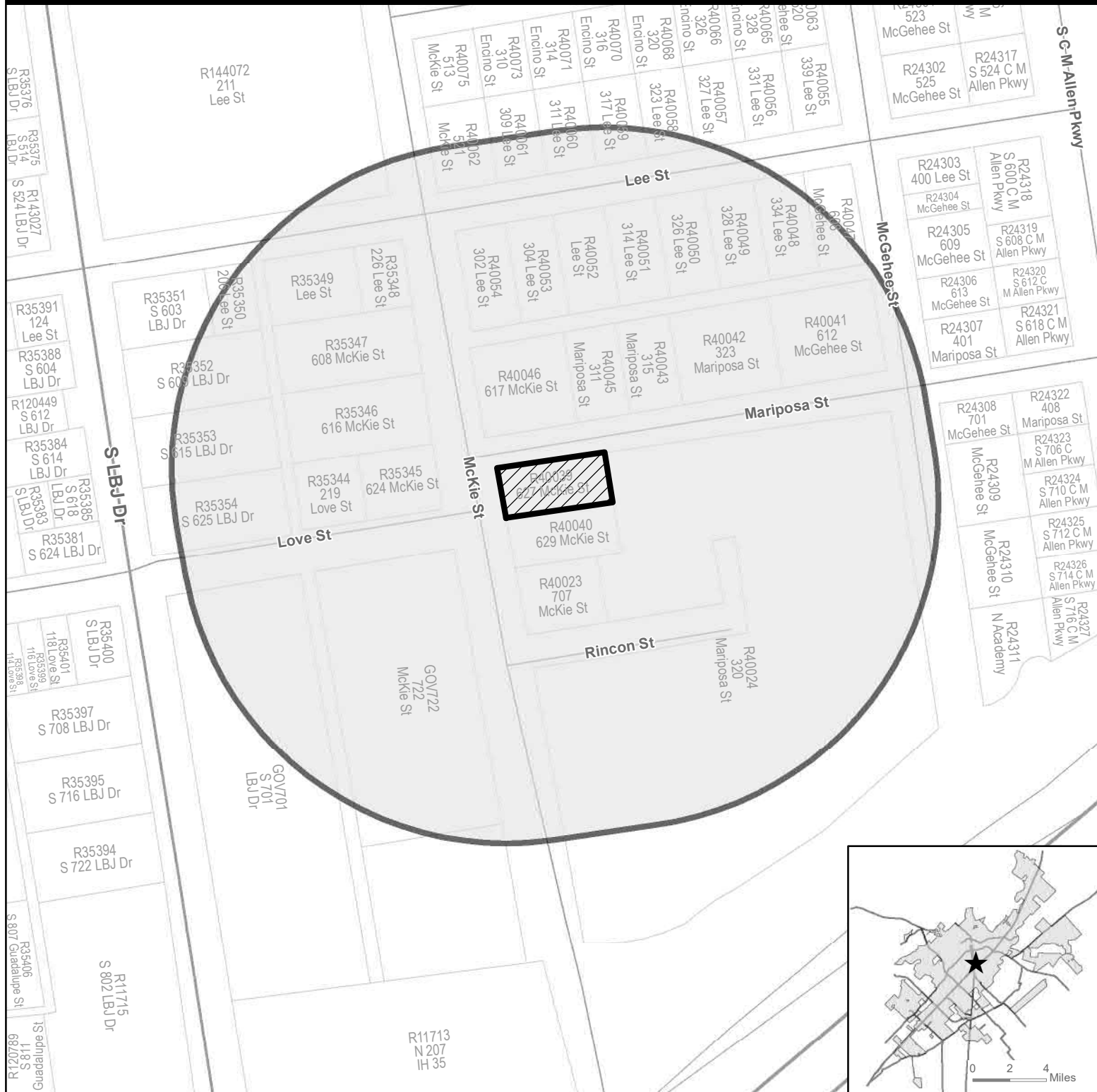
David Taylor and his family are excellent neighbors and conscientious property owners and I fully support the Commission's approval of a Certificate of Appropriateness to allow the replacement of the existing corrugated metal roof with a standing seam metal roof for their property located at 810 West San Antonio Street.

Sincerely,

Beth Bisett

cc:
David Taylor
810 West San Antonio Street
San Marcos, Texas 78666

Permit Number. 2020-31314 400' Notification Buffer Demolition Review — 627 McKie Street



Site Location



Subject Property



400' Buffer

Parcel



City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/20/2020



Staff Report
Historic Preservation Commission
Demolition Review

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: April 23, 2020

Applicant Information:

Applicant: Tracy Mark Savell
1193 Gurene Road
New Braunfels, TX 78130

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: April 10, 2020
Response: None as of report date.

Subject Property:

Location: 627 McKie Street
Description: National Folk (*My Historic SMTX*)
Date Constructed: c. 1910 (*My Historic SMTX*)
Priority Level: High (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To demolish the existing building.

Staff Comments:

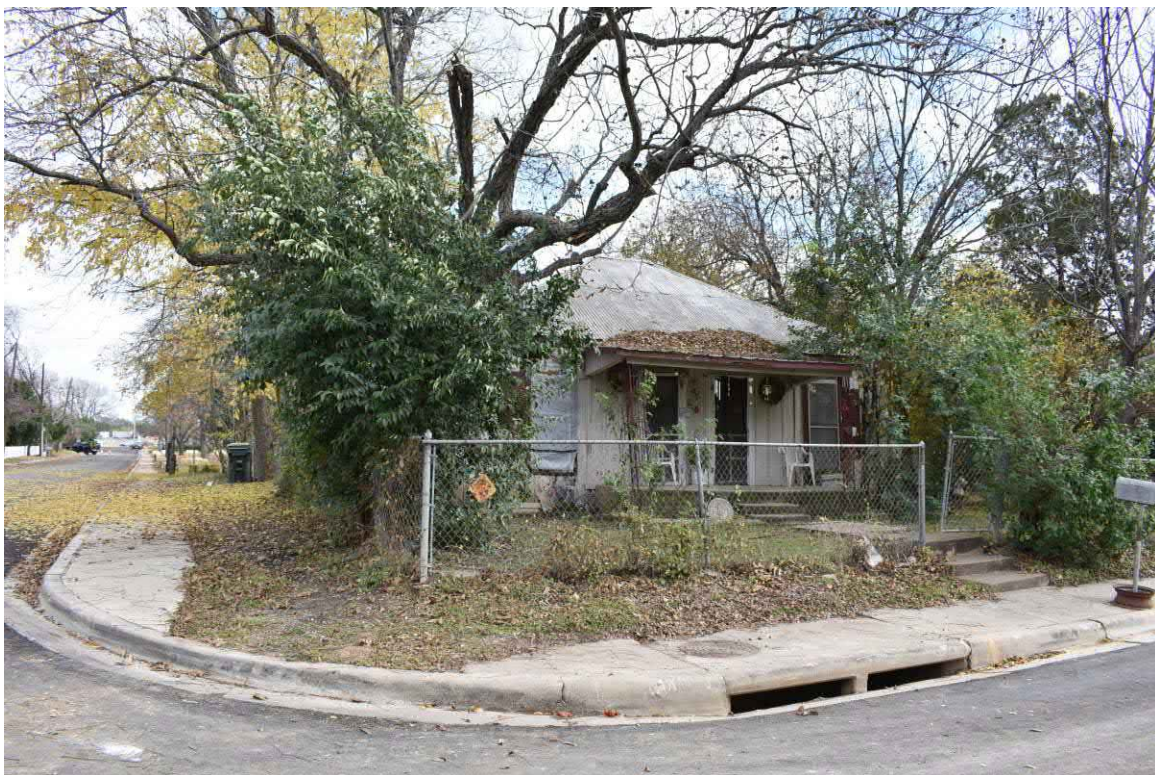
The subject property is located at the intersection of McKie Street and Mariposa Streets in the East Guadalupe Neighborhood, adjacent to Veterans Park ("EXHIBIT A"). The property was evaluated in *My Historic SMTX* with a high preservation priority level ("EXHIBIT B"). High priority properties are those resources that have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as potentially National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts.

A demolition permit for this property was placed in review on March 10, 2020. Because this property was evaluated in the historic resources survey as a high priority property, the demolition delay ordinance for historic property, Ordinance 2019-41, applies. The ordinance is attached as "EXHIBIT C".

This property was located within Phase 1 of *My Historic SMTX*. The historic resources survey form describes the property as a pyramidal-roofed cottage with board and batten siding and original wood windows. The survey form indicates that it is one of the oldest remaining residences in the East Guadalupe neighborhood. At the time of the field survey, November

2018, the property retained high integrity, which is indicated on the survey form. The survey form also indicates that the property merits research for historical associations.

Photographs of the property from *My Historic SMTX* are shown below:





The following photographs were taken by the applicant and included with the demolition permit:











Staff visited the site on March 16, 2020 and took the following photographs of the property:







Section 2.7.4.3(B)(2) of the demolition delay ordinance states that the Historic Preservation Commission shall consider the criteria for eligibility with Section 2.5.4.5 of the San Marcos Development Code and the potential for preservation of historic character when determining the demolition delay period. The Commission is charged with determining whether the 90-day demolition delay shall be extended.

The San Marcos Development Code has established the criteria for approval that should be considered when determining the demolition delay period. Section 2.5.4.5 states that the following factors should be considered:

- A. Historical, architectural and cultural significance of the site(s);

Findings: The historic resources survey form states that the property is one of the oldest remaining residences in the East Guadalupe neighborhood. It states that the property was historically a duplex and was previously evaluated with a high priority in the 1996 Dunbar and East Guadalupe Historic Resources Survey.

The East Guadalupe neighborhood, located south of downtown, was primarily settled in the early twentieth century by Mexican immigrants. My Historic SMTX states that the oldest historic-age resources generally dated to the 1920s and 1930s and were located on Guadalupe and McKie streets and LBJ Drive. Much of the existing residential architecture in the neighborhood dates to the 1950s or later, and a large number of homes are later ca. 1970s infill constructed through urban renewal efforts after flooding destroyed many houses.

My Historic SMTX states that the property is potentially eligible for designation as a local historic landmark but that further research into historical associations is merited. The survey form states that the property retains high integrity.

- B. Suitability for preservation or restoration;
Findings: The south exterior façade wall has been demolished. Even with a wall missing the potential for restoration remains. Restoration of the property may prove to be cost prohibitive and much of the interior has deteriorated as well.
- C. Educational value; and
Findings: The property could educate and inform others of the type of the development in the neighborhood in the early 20th century.
- D. Satisfaction of criteria established for inclusion of the site(s) and/or district in the National Register of Historic Places.
Findings: My Historic SMTX Historic Resources Survey Form shows that the property was evaluated under the following National Register Criteria:
Criterion A – Associated with events that have made a significant contribution to the broad pattern of our history;
A National Register Bulletin on how to apply the criteria explains: to be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity.
 - The period of significance for this property is identified as 1910-1975 and My Historic SMTX states that the property is one of the oldest surviving examples of early 20th century residential development in the neighborhood.Criterion C – Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
A National Register Bulletin on how to apply the criteria explains: **distinctive characteristics of type, period, and method of construction** is the portion of Criterion C under which most properties are eligible, for it encompasses all architectural styles and construction practices.
 - The period of significance for this property is identified as 1910-1975 and My Historic SMTX states that the property is one of the oldest surviving examples of early 20th century residential development in the neighborhood

EXHIBITS

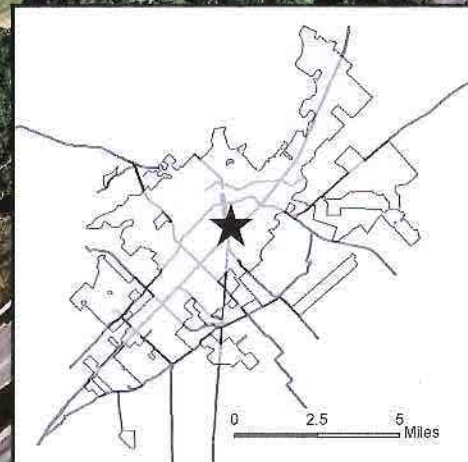
- Aerial Map
- My Historic SMTX Historic Resources Survey Form
- Ordinance 2019-41
- San Marcos Development Code Sections 2.5.4.5

Permit Number. 2020-31314 Aerial View Demo Review — 627 Mckie St.

EXHIBIT

A

tabbies



Site Location



Subject Property

Parcel



City Limit



0 100 200 400 Feet

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Map Date: 3/18/2020

TEXAS HISTORICAL COMMISSION

Historic Resources Survey Form

Local Id: R40039

City: SAN MARCOS

Block: 1

Project #: 00046

County: Hays County

Address No: 627

Street Name: MCKIE ST

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: ENCINO-MCKIE LLC

Address: 113 TEXAS AVE

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.873825 Longitude: -97.93693 Parcel Id Phase 1

Legal Description (Lot\Block): RIVERSIDE #1 N62.5X130FT LTS 18,19 GEO#337000743220

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: ☐ NR District☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☐ Local ☐ Other Is property contributing? ☐

Architect:

Builder

Construction Date: ca. 1910

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/30/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1910 pyramidal-roofed cottage (historically a duplex) with board and batten siding and original wood windows; identified as high priority in the 1996 Dunbar survey (Newlan Knight); minor alterations include small shed-roof rear addition (of historic age) and wrought iron porch supports; one of oldest remaining residences in East Guadalupe neighborhood and retains high integrity

☒ Additions, modifications Explain: rear shed-roof addition (historic age), wrought iron porch supports

☐ Relocated Explain:

TEXAS HISTORICAL COMMISSION

1280

Project #: 00046

Historic Resources Survey Form

Local Id: R40039

County: Hays County

City: SAN MARCOS

Address No: 627

Street Name: MCKIE ST

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Pyramidal

Plan

Rectangular

Roof Materials

Metal

Chimneys
Wall Materials

Wood Siding: Board-and-Batten

Porches/Canopies
FORM

Shed Roof

Windows

Double hung, Wood

SUPPORT

Fabricated metal

MATERIAL
Doors (Primary Entrance)

single (duplex with two doors)

Landscape Features
ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture; Community Development

Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☒ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture/Community Dev. as intact and of oldest surviving examples of early 20th-cent. residential dev. in neighborhood

Periods of Significance:

ca. 1910-1975

Levels of Significance: ☐ National ☐ State ☒ Local

Integrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☐ Association

Integrity Notes:
Individually Eligible? Undetermined

Within Potential NR District?: No

Is Property Contributing?: ☐
Potential NR District Name:
Priority High

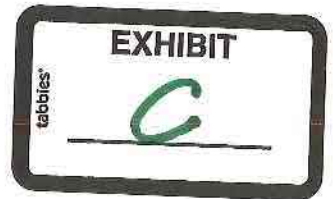
Explain: Recomm. as local historic landmark; merits research for historical associations

Other Information
Is prior documentation available for this resource? Yes

Type ☐ HABS ☒ Survey ☐ Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight Assoc., 1996



ORDINANCE NO. 2019-41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING CHAPTER 2 OF THE SAN MARCOS DEVELOPMENT CODE BY REQUIRING A 90-DAY REVIEW PERIOD FOR APPLICATIONS TO DEMOLISH CERTAIN QUALIFYING HISTORIC AGED BUILDINGS; REQUIRING ADVANCE PUBLIC NOTICE OF THE PROPOSED DEMOLITION OR REMOVAL OF ANY SUCH BUILDING; PROVIDING EXCEPTIONS TO SUCH REVIEW PERIOD FOR ANY PART OF A BUILDING THAT IS NOT HISTORICALLY SIGNIFICANT; PROVIDING FOR PENALTIES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF ANY CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. Section 2.7.3.1(B) of the San Marcos Development Code, Subchapter B of the San Marcos City Code, is amended by adding a new subsection 3, as set forth below. Added text is indicated by underlining.

DIVISION 3: CONSTRUCTION PERMITS

Section 2.7.3.1 Purpose, Applicability, Exceptions and Effect

- A. Purpose.** Approval of a construction permit confirms that the application conforms to all requirements of this Development Code pertaining to the construction of the proposed structure.
- B. General Applicability.** A construction permit is required prior to the construction, demolition, alteration or placement of a structure on a lot, tract or parcel.

 - 1. Applicability related to Building Permits.** An application for a building permit is required within the city limits, or in the city's extraterritorial jurisdiction when provided for in a development agreement or when tying into the City's water, wastewater or electric utility.
 - 2. Applicability related to Certificates of Occupancy.** A certificate of occupancy must be obtained prior to habitation, occupation, or use of any structure, within the city limits, or in the city's extraterritorial jurisdiction when provided for in a development agreement.
 - 3. Applicability to Demolition Permits for Historic Age Resources.** All applications for demolition of a building shall be subject to review in

accordance with Division 4 of this Article for a determination whether historic age resources are affected before the application may be approved and a permit issued.

SECTION 2. Chapter 2, Article 7 of the San Marcos Development Code, Subchapter B of the San Marcos City Code, is amended by adding a new Division 4, as set forth below. Added text is indicated by underlining.

DIVISION 4: DEMOLITION REVIEW FOR HISTORIC AGE RESOURCES

Section 2.7.4.1 Purpose, Applicability, Exceptions, and Effect

A. Purpose. The purpose of this process is to provide criteria to prevent or minimize unnecessary damage to the quality and character of the city's historic resources by requiring the review of any request for demolition of a building meeting the criteria in this Division to enable a determination of its historic significance, and to provide the public, other interested preservation-based organizations, and city staff an opportunity to work with the property owner on alternative solutions to demolition where possible.

B. 90-Day Review Period for Certain Buildings. A demolition permit shall not be issued until at least 90 days after the date of filing of a complete application for the demolition of any building or part thereof:

1. located inside the *My Historic SMTX* historic resources survey (the "Historic Resources Survey") boundaries, as amended or supplemented, evaluated therein as a high or medium preservation priority; or
2. located outside the Historic Resources Survey boundaries, as amended or supplemented, that is listed on the National Register of Historic Places (NRHP), a Recorded Texas Historic Landmark (RTHL), or at least 80 years of age.

No building, nor any part thereof, subject to this Section may be demolished or removed unless a permit authorizing such demolition or removal has been issued by the city.

C. Exceptions. This Section does not apply to:

1. the demolition of a building, or part thereof, within a local historic district or that is a local historic landmark and for which a certificate of appropriateness for demolition is required; or
2. the demolition of a building, or part thereof, the condition of which is determined by the Chief Building Official or the Fire Marshal to be an imminent threat to public safety; or

3. the demolition of a building, or part thereof, identified in the Historic Resources Survey as not historically significant; or
4. the demolition of a building, or part thereof, located on a property identified in the Historic Resources Survey that is not at least 50 years old or older.

Section 2.7.4.2 Application Requirements

- A.** An application to demolish a building, or part thereof, subject to this Division shall conform to the requirements for a construction permit and shall be submitted in accordance with the universal application procedures in Section 2.3.1.1, subject to the requirements of this Division.

Section 2.7.4.3 Process

A. Responsible Official Action

1. The responsible official shall complete the review of the application, and determine if the application concerns a building, or part thereof, subject to Section 2.7.4.1(B).
2. If the application is determined by the responsible official to concern a building subject to Section 2.7.4.1(B), the responsible official shall schedule a meeting and public hearing before the Historic Preservation Commission under Subsection (B). The responsible official shall send notice of the request for demolition and of the public hearing within 20 days of the complete application being submitted to the following:
 - a. San Marcos Daily Record (published notice) in accordance with Section 2.3.2.1(A);
 - b. The owners of real property Owners within 400 feet of the lot or tract of land subject to the request (mailed notice) in accordance with Section 2.3.2.1(B);
 - c. Historic Preservation Commission (E- Notice);
 - d. Planning and Zoning Commission (E-Notice);
 - e. Neighborhood Commission (E-Notice);
 - f. President of the Heritage Association (E- Notice);
 - g. Hays County Historical Commission (E- Notice);
 - h. Neighborhood Commission (E- Notice);
 - i. President of the Council of Neighborhood Associations ("CONA") (E- Notice);
 - j. Certified Local Government Coordinator with the Texas Historical Commission (E-Notice);
 - k. Executive Director of Preservation Texas (E-Notice); and

1. Any interested persons signed up to receive Notice of Application under Sec. 2.3.2.1. (E-Notice).

B. Historic Preservation Commission Action

1. The Historic Preservation Commission shall hold a public hearing to consider the demolition delay period and allow the discussion of alternatives to demolition and methods for the potential preservation of historic character.
2. The Historic Preservation Commission shall consider the criteria for eligibility in accordance with Section 2.5.4.5 and the potential for preservation of historic character when determining the demolition delay period.
 - a. If the building, or part thereof, is not initially determined to be historically significant, the demolition permit shall be issued following the Commission's determination without further notice, subject to the requirements of other applicable ordinances.
 - b. If the building is determined to be historically significant, and there is potential for the preservation of historic character then the Commission may extend delaying the issuance of the demolition permit to allow all potentially interested parties to take whatever steps deemed appropriate to accomplish the preservation of the building. The delay may be extended for good cause by the Commission for an additional 90 days but in no event shall the total extension be for more than 180 days.

C. Notifications to be Provided to City Council

The city manager, or his designee, shall notify the city council of the final disposition of any application for a demolition permit within seven days after such final disposition.

SECTION 2.7.4.4 Violation and Penalties

- A. It is a violation of this Division to demolish or remove a building subject to this Division, or part of or addition to such building, without having been issued a permit from the city specifically authorizing the demolition or removal. A person who violates this ordinance shall be subject to a fine of \$2,000.00. A culpable mental state is not required to establish a violation of this ordinance.
- B. In addition to the assessment of any criminal penalties, the city may pursue any remedies available at law or in equity, including injunctive relief, to enforce the provisions of this ordinance.

SECTION 4. In codifying the changes authorized by this ordinance, paragraphs, sections and subsections may be renumbered and reformatted as appropriate consistent with the numbering and formatting of Subchapter B of the San Marcos City Code.

SECTION 5. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 6. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 7. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on November 6, 2019.

PASSED, APPROVED AND ADOPTED on second reading on November 19, 2019.


Jane Hughson
Mayor

Attest:



Jamie Lee Case
City Clerk

Approved:


Michael J. Cosentino
City Attorney



Section 2.5.4.5 Criteria for Approval

In making a determination or recommendation regarding the establishment or expansion of a Historic District or Landmark the following factors should be considered:

- A. Historical, architectural and cultural significance of the site(s);
- B. Suitability for preservation or restoration;
- C. Educational value; and
- D. Satisfaction of criteria established for inclusion of the site(s) and/or district in the National Register of Historic Places.



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: April 8, 2020
RE: **DOWNTOWN DESIGN SCHEDULE**

In January, 2020, the San Marcos City Council provided direction to update the design standards and guidelines using the guidance of the previous consultants, Winter & Company. The update to the design standards and guidelines is intended to include new standards to address design issues, new graphics to clearly illustrate the standards and guidelines, and shall be tailored to various contexts within downtown.

The timeline below reflects the tentative schedule for Downtown Design. It is subject to change depending on new information or updates regarding COVID-19.

January 2020: Negotiate Contract

February/March: Gather information and finalize schedules

April: Host Virtual Stakeholder Meetings and develop models (*HPC & Heritage Assoc. Officers meeting is April 15, 11:00 a.m. to 12 p.m.*)

June: Host virtual or in-person public workshop

July: Refine Vision and develop outlines for new design standards and guidelines

August/September: Develop draft #1 of design standards and guidelines

October/November: Develop draft #2 of design standards and guidelines

November: Hold second public workshop and meetings

January 2021: Present final design standards and guidelines to Planning Commission

February: Present final design standards and guidelines to City Council for adoption